Public Notice

Mt. Crested Butte Water & Sanitation District

Regular Board Meeting Agenda

Tuesday, September 22, 2026, 5:00 p.m.

Please join Zoom Meeting using either option below:

Join Online:	**Join by Phone:**
https://us06web.zoom.us/my/districtboardmeeting	Phone Number: 1-720-707-2699
Meeting ID: 910 985 9131	Meeting ID: 910 985 9131
Online Password: MCBWSD	Password: 217669

Board Meeting Agenda

1. Call to Order
2. Citizens Comment Period
   - Citizens may make comments on items NOT scheduled on the agenda. Per Colorado Open Meetings Law, no Board discussion or action will take place until a later date, if necessary. Prior to speaking, you must sign in. Please limit your comments to three minutes.
3. Approve Meeting Minutes
   - August 11, 2026
4. Water & Wastewater Master Plan – Summary Overview (Bogenschuetz/HDR)
5. Water Resources and Water Supply Status (Bogenschuetz)
6. Preliminary Submittal: Upper Prospect (Bogenschuetz/Prospect Mountain Holdings/SGM)
7. Public Improvement Acceptance Agreement: Upper Prospect (Lock)
   a. Executive Session

   Consideration of an Executive Session to discuss the Public Improvement Acceptance Agreement between the District and Prospect Mountain Holdings, also known as Upper Prospect (the "Subject Matter") pursuant to C.R.S Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter and C.R.S. Section 24-6-402(4)(e)((I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, or instructing negotiators with respect to the Subject Matter.
8. Board Retreat Planning (Brewer)
9. District Manager Report (Brewer)
10. Engineering Report (Bogenschuetz)

11. August 2026 Financial Report (Davenport)
12. Legals (Lock)
13. New/Old Business Before the Board
14. Adjourn

The Board may address individual agenda items at their discretion as necessary to accommodate the needs of the Board and audience.

MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MT. CRESTED BUTTE WATER AND SANITATION DISTRICT
AUGUST 11, 2026

Regular Meeting of the Mt. Crested Butte Water and Sanitation District (District) Board of Directors was held at 5:00 pm on Tuesday, **August 11, 2026**, via https://zoom.us/my/districtboardmeeting.

Members of the Board of Directors in attendance at the Regular Board Meeting were as follows:
Nancy Woolf - Chair, Nancy Grindlay – Vice-Chair, Jenn O'Brien - Board Member, Tom Rolleczek - Board Member

Jonathan Ferrell – Treasurer had an excused absence.

Also present:
Todd Brewer, District Manager, Adam Bembenek – Wastewater Supervisor, Nicole Bogenschuetz – Assistant District Manager/District Engineer, Kent Fulton – Finance Manager/Board Secretary, Kyle Koelliker – Water Supervisor, Marcus Lock - District Attorney, Tracy Davenport – A/P Coordinator/Recorder, Members of the public

Board Meeting Agenda

1. Call to Order
- The regular meeting of the Board of Directors was called to order by Woolf at 5:02 pm and a quorum was present.

2. Citizen Comment Period
- Nic Vondrak, property owner of 92 Anthracite Drive, addressed the Board to discuss additional construction costs incurred to change the connection point of the water service line to the District's main line. The change was required by the District to protect the District's infrastructure. Vondrak requested the District follow up with him to discuss the circumstances. Lock noted that there is additional information from staff for the Board's consideration.

3. Approve Meeting Minutes
- July 14, 2026

MOTION by Grindlay and seconded by O'Brien to approve the July 14,2026 minutes as submitted. Motion voted in favor.

4. Schedule Discussion: Regular Board Meeting (October 13, 2026) conflict with Fall Break
- Bogenschuetz noted that the next regular Board meeting scheduled for October 13, 2026 is during the Community School's fall break.
- The October Board meeting has been rescheduled to October 20, 2026.

5. CORA Policy
- Bogenschuetz reported that the District's Colorado Open Records Act (CORA) policy was last updated in 2014.
- Key updates include removing specific dollar amounts that are referenced to Colorado Revised Statutes (C.R.S.), the addition of phone and email policy, identifying a Designated Official Custodian, and providing additional language from the C.R.S. to protect the District from larger, vague requests.
- The Board requested consideration of a Records Retention Policy which District staff is actively working on. The development of this policy is going to take some time due to the information and details required.

MOTION by O'Brien and seconded by Rolleczek to approve the CORA Policy as presented in the Board packet. Motion voted in favor.

6. District Manager Report
- Brewer reviewed the highlights reported in the memorandum included in the Board packet.
- Blake King, Wastewater Operator and Greg Giudici, Water Operator passed their Distribution 1 certification tests.
- Kyle Pendleton was recognized for his 8-year anniversary with the District in the Wastewater Department. On August 12th, Tracy Davenport will celebrate her 13-year anniversary with the District in the Administration Department.
- The Wastewater Department jetted 9,791 feet of the collection system in July. The Sewer Service Line Inspection Program was implemented on June 1st and District staff reviewed forty-six reports with six service lines requiring repair.
- The Water Department conducted lead and copper sampling for both the Mt Crested Butte and Meridian Lake Park Water Treatment Plants. The District implemented optimized corrosion control to minimize corrosion. The

DRAFT

District was on a six-month sampling schedule but through sustained performance, the Colorado Department of Public Health and Environment (CDPHE) moved the District to a reduced monitoring schedule to sample every three years. The first round of sampling under the reduced monitoring schedule were well under the action levels for lead and copper.

- The Finance Department started the IT audit and District staff continued work on the Employee Handbook and General Policies Manual.
- The Engineering Department updated the special use permit with the US Forest Service to reflect raw water sources and upgrades to the Water Treatment Plant.
- Fulton reported that July usage was down about six million gallons and revenue was down about $20,000 compared to last July due to conservation efforts from the community.
- Bogenschuetz noted that the East River water levels have stabilized. District staff identified some potential solutions on how to increase flows into the wet well and will continue refining these options should river flows decline further.

7. Engineering Report

- Bogenschuetz reported that the title of this report has changed from capital projects to engineering as highlights in the report are broader than capital projects such as developments, stream flow updates, and drought conditions.
- For the Long Lake project, AECOM and the District met with Gunnison County Electric Association regarding electrical upgrades required at the dam; there is an approximate one-year lead time for the required transformers. The District is developing a procurement plan and project schedule to ensure timely purchase and installation of this long lead time item.
- For the Equalization (EQ) Basin in the Wastewater Treatment Plant, the District and HDR are developing criteria in order to select the best path forward to complete the roof repair and potentially cap the EQ Basin. HDR will follow up with a report which will identify a path forward for this work which will be presented to the Board later this year during budget season.
- Drought conditions still exist throughout the District. The Slate River is now under administration for instream flow requirements. The Water Department removed stop logs at the end of July and will continue to remove stop logs for the remainder of the water year. The timing of the stop log removal will be based on requests from the State Water Commissioner.

8. July 2026 Financial Report

- Fulton reported that the loan payment was made in July for the Water Treatment Plant Expansion.
- There was a repair that was paid for the Meridian Lake Park Dam No. 1.

MOTION by O'Brien and seconded by Rolleczek to approve the July 2026 Financial Report. Motion voted in favor.

9. Legals

- Lock reviewed items he and staff have been working on including, but not limited to easement issues, development projects, the Gothic Road Interceptor Line and the Capacity Expansion Fee associated with it, Tap Fee issues, contract reviews, and the Intergovernmental Agreement between the District and the Town of Crested Butte.
- Lock requested that Davenport reach out to him regarding records retention policy, as he has thoughts based on past experiences.

10. New/Old Business Before the Board

- There was no new/old business presented.

11. Adjourn

MOTION by Rolleczek and seconded by Grindlay to adjourn the regular board meeting at 5:45 pm. Motion voted in favor.

_____

Drafted by: Tracy Davenport

_____

Submitted by: Kent Fulton

DRAFT

Executive Summary

Mt. Crested Butte Water & Sanitation District – 2025 Water and Sewer Master Plan

The Mt. Crested Butte Water & Sanitation District (District) provides drinking water and sewer service to the Town of Mount Crested Butte and surrounding areas, including various developments and the Crested Butte Mountain Resort. The District does not have any emergency interconnections or wholesale accounts. A portion of the District's drinking water system, named the Meridian Lake Park (MLP) system, is hydraulically disconnected and isolated from the rest of the District's water system which poses some challenges to the District's Operations. The District's service area is shown in Figure 1, and a brief summary of District assets is shown in Table 1.

In 2025, the District engaged HDR to complete a water and sewer master plan for the system to:

- Update land use and known developments
- Update flow and demand projections within the District's service area
- Define planning criteria
- Complete hydraulic analyses of the water and sewer system
- Calibrate the hydraulic models for the water and sewer systems
- Identify recommended capital improvements

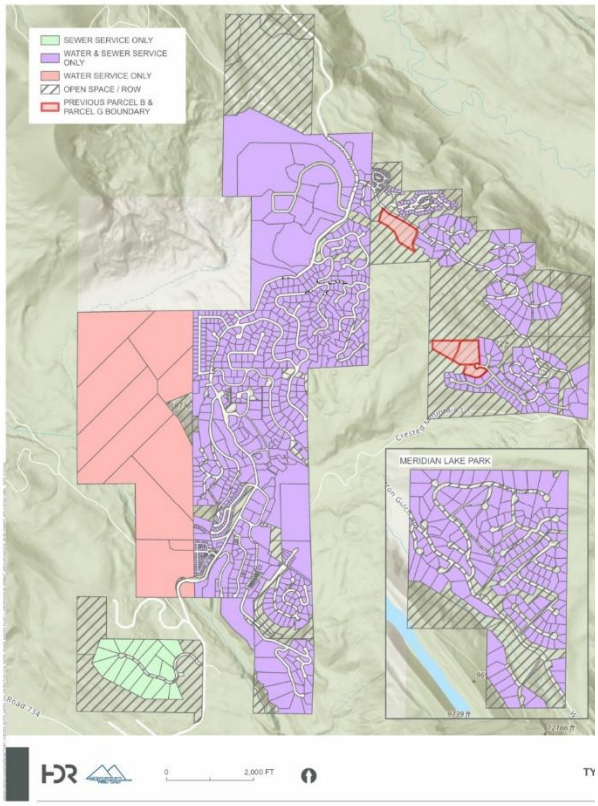


Figure 1. MCBWSD Service Area

Table 1. Summary of Water and Wastewater System Information

Wastewater System Summary		Water System Summary	
Capacity (Max Month, MM)	1.2-MGD	Treatment Capacity	2.0 MGD / 0.2 MGD*
Build-Out Capacity (MM)	2.5-MGD	Build-Out Capacity	3.3 MGD / 0.2 MGD*
Lift Stations (Existing)	7	Booster Pump Stations	3
Lift Stations (Proposed)	2	Tanks / Storage	3 Tanks / 1.31 MG
Miles of Gravity Pipe	23-miles	Pressure Reducing Valves	20 / 14 Active
Miles of Forcemain	4-miles	Pressure Zones	12 with 2 sub-zones
Vitrified Clay Pipe (VCP)	86,798-ft	Miles of Pipe	32-miles
PVC Pipe	31,924-ft	Ductile Iron Pipe (DIP)	132,490-ft
HDPE Pipe	9,866-ft	Cast Iron Pipe (CIP)	31,586-ft

Wastewater System Summary		Water System Summary	
Ductile Iron Pipe	53-ft	Asbestos Cement (AC)	1,278-ft
Cast Iron Pipe	758-ft	PVC Pipe	968-ft
Unknown Material	174-ft	Copper Pipe	170-ft
(*) Main Water Treatment Plant / Meridian Lake Park WTP			

In 2025, to initiate the master planning effort, HDR first reviewed the Town of Mt. Crested Butte's (Town's) land use code as well as information provided by the District and Town on pending developments within the service area. HDR then developed a map of the District's service area that included embedded land use code data which was used to derive water demand and sewer flow projections (Figure 2).

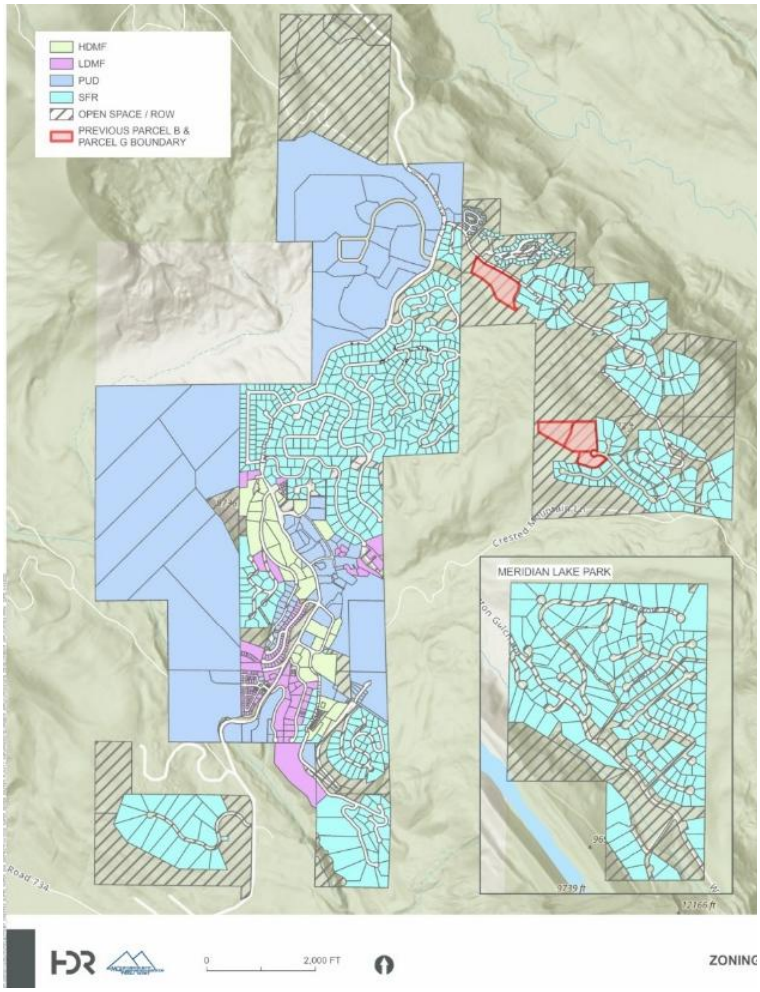


Figure 2. Parcels by Land Use

Water demand and wastewater flow for all parcels were initially developed to assume that each parcel was built out to its full allowable density based on land use. Using District Standards and Specifications, water demands were determined using 85 gallons per capita day (gpcd), and wastewater flows were determined using 74 gpcd.

Each parcel was assigned a service type of "Constructed", "To Be Served", or "Open Space" based on land use records at Gunnison County Assessor's Property Records. Constructed parcels assume that the parcel is built upon. To Be Served parcels assume that the parcel will be developed in the future. These parcels and their associated zoning are based on submitted development plans, existing and future zoning plans, and District input.

Three planning scenarios were established to understand the potential range of demands and flows projected for the District's service area. These scenarios detailed a cone of uncertainty intended to better understand requirements for the District's facilities over time.

Scenario 1: Lowest Projection	Scenario 1 described the lowest water demand and sewer flow projection that could be encountered by the District. This scenario assumed primarily low-density development and capped water and sewer flows by parcel using existing caps on gross residential floor area (GRFA) within Town code.

Scenario 2: Most Likely Projection	Scenario 2 assumes all, "To be Served" parcels may be built out at the maximum allowable density and size based on existing zoning for the parcel. This scenario assumed all "Constructed" parcels would not be redeveloped but that vacant parcels could be subdivided to the maximum amount allowed by code. This method represents the most likely development path for the district.
Scenario 3: Highest Projection	Scenario 3 described the highest water demand and sewer flow projection that could be encountered by the District. It assumed that all parcels reached their maximum density, and the highest per-capita water demand and wastewater flows were assumed. This scenario provides the most conservative outlook of flow projections for the District's service area.

Table 2. Flow Projections for Detailed Scenarios

Condition	Projection 1 Lowest Future Projection	Projection 2 Recommended Projection	Projection 3 Highest Projection
Water Average Day Demand (ADD) Projections (gpm)			
Constructed	243	274	712
To be Served	908	871	652
Total Future Demand	1,151	1,144	1,364
Sewer Average Daily Flow (ADF) Projections (gpm)			
Constructed	212	238	620
To be Served	428	555	440
Total Future Flow	640	793	1,061

After water and sewer flow projections were developed and approved by the District, HDR began modeling the District's infrastructure. Evaluating the system's hydraulic capacity relative to the three projections (above) was the primary means by which future system improvements were identified. Overall, approximately $11.6-Million in capital improvements were identified across the water distribution, treated water storage, and wastewater collection system (not including the Gothic Road Interceptor).

The District's near-term capital project expenditure is modest: approximately $1.1 million over roughly the next five years, nearly all of it maintenance on the Timberland Tanks — exterior recoating at $600,000 and ring wall repairs at $450,000 — plus a $35,000 copper water line replacement near Anthracite Drive.

Long-term CIP expenditures include replacing Timberland Tank 1 (1MG tank) ($3.0 million), expanding Upper Prospect storage ($1.5 million), replacing the asbestos cement main near Whetstone ($420,000), replacing the Meridian Lake Park tank ($350,000), and demolishing Timberland Tank 2 (0.2MG tank) ($200,000).

Only one small wastewater collection system improvement was identified – upsizing approximately 80-ft of undersized sewer pipe near the Gray Fox Lift Station. However, the Gothic Road Interceptor project is not included in this CIP Table.

A summary of recommended improvements and the engineers' opinion of probable construction cost (EOPCC) for CIP projects is shown in Table 3. Approximately $5 million in capital expenses are identified

as Development Driven, while the remaining $6.6 million in capital expenditures should be funded through the District's water and sewer rates.

Table 3. Recommended Capital Improvements Plan (CIP)

Project ID	Project Type	Funded By	Description	Category	Cause	EOPCC
W-S-1	Near-term	District	Recoating exterior of Timberland Tank 1	Asset Condition	Aging Infrastructure	$600,000
W-S-2	Near Term	District	Timberland Tank 1 ring wall repairs	Asset Condition	Aging Infrastructure	$450,000
W-S-3	Long-term	District	Demolish Timberland Tank 2	Asset Condition	Aging Infrastructure	$200,000
W-S-4	Long-term	District	Expanding Upper Prospect Storage	Capacity	Growth	$1,500,000
W-S-5	Long-term	District	Replace Timberland Tank 1	Asset Condition	Aging Infrastructure	$3,000,000
W-S-6	Long-term	District	Replace Meridian Lake Park Tank, Pump Station Modifications Possible	Levels of Service	Hydraulic Challenges	$350,000
W-D-1	Long-term	Development	Pump station or connection to a higher-pressure zone to address low pressures along Ski Ranch Road due to a high elevation area. Installation of a PRV to improve fire flow in adjacent pressure zones.	Levels of Service	Hydraulic Challenges	Development plans are needed to estimate
W-D-2	Long-term	Development	Increase Upper Prospect Pump Station capacity.	Capacity	Growth	$1,000,000
W-D-3	Near-term	Development	Installation of Upper Prospect Tank for system resiliency and future capacity. Related to Project W-S-3.	Capacity	Growth	$4,000,000
W-D-4	Long-term	District	Whetstone vicinity AC pipe replacement	Asset Condition	Aging Infrastructure	$420,000
W-D-5	Long-term	District	Copper/Anthracite Drive Copper Line Replacement	Asset Condition	Aging Infrastructure	$35,000
WW-P-1	Long-term	Development	Mitigate 1.0 d/D for 80 LF of 8-inch pipeline downstream of Grey Fox and Upper Prospect Lift Station	Capacity	Growth	$25,000
				Total CIP		**$11,580,000**

Note: Capacity Analysis and Design of the Gothic Road Interceptor Project was already underway when the master plan was developed. Therefore, the GRI is not shown on this table of future Capital Improvement Projects.

Beyond the capital projects shown above, HDR recommends the District plan for additional programmatic and planning efforts:

- **GIS and Asset Management Program:** This should help the District reduce infrastructure risk and better prioritize maintenance activities and budgets.

- **Vitrified Clay Pipe (VCP) Rehabilitation/Replacement Program:** Proactively renewing these pipes reduces sewer backups, treatment costs, and regulatory risk while extending the useful life of the collection system.
- **Small Diameter Pipe Replacement & Fire Flow Capacity Program:** Improving pipe capacity and condition enhances water quality, reduces main breaks, and ensures adequate fire flows to protect public safety and property.
- **Water/Wastewater Flow Testing and Model Calibration Program:** Reliable models improve system planning, support regulatory compliance, and allow the utility to make confident, defensible capital and operational decisions
- **Prospect Pumping, Storage, and Service Study:** This study evaluates water pumping, storage, pressure zones, and service reliability within the Prospect area. The results will identify system deficiencies and recommended improvements needed to support existing demands, future growth, and required levels of service, including fire protection.
- **Revised Lead and Copper Rule (LCR) Study:** A revised LCR study evaluates the utility's system materials, sampling protocols, and compliance gaps under the EPA's Revised Lead and Copper Rule. The study supports regulatory compliance by identifying required actions such as service line inventory updates, sampling adjustments, and potential mitigation measures.
- **Comprehensive WWTF Facility Plan:** A comprehensive WWTF facility plan evaluates existing treatment processes, capacity, and compliance to identify operational, rehabilitation, and expansion needs. The plan provides a prioritized, phased improvement strategy to ensure long-term regulatory compliance, reliability, and cost-effective investment. HDR recommends this study be reconducted as the District approaches 80% of its treatment capacity or approximately every 10 years to evaluate performance and operability against current regulatory requirements.

September 4, 2026

Dear Ms. Nicole Bogenschuetz,

HDR has reviewed the Preliminary Submittal for the Upper Prospect at Mt. Crested Butte submitted by SGM on behalf of GCM^2, LLC on September 1st, 2026 and included the following items:

1. Submittal Cover Letter dated September 1st, 2026 **(reviewed)**
2. Updated Upper Prospect Water and Sewer Comprehensive Report dated September 1, 2026 (Comprehensive Report) **(reviewed)**
3. Updated Upper Prospect On-Site Infrastructure Plans dated September 1, 2026 (Plans) **(reviewed)**
4. Engineer's Opinion of Probable Cost (EOPC) for Phase 1, dated September 1, 2026 (**reviewed**)
5. EOPC for Phase 2, dated September 1, 2026 (**reviewed**)

The Preliminary Submittal for Phase 1 linear facilities **only** are technically acceptable and recommended for approval by the Board of Directors. This recommendation applies only to the Phase 1 linear facilities and does not constitute approval of Phase 2 improvements, as outlined in Drawing Sheet 14B. A separate Preliminary Submittal for all Phase 2 infrastructure will be submitted at a later date including, but not limited to the lift station, pump station, booster pump station upgrades and tank. Please contact the District to schedule a coordination meeting to discuss Phase 2 submittals and coordination.

Upper Prospect is proceeding with construction of Phase 1 prior to approval of Phase 2 and does so at its own risk. Any Phase 1 linear facilities installed prior to approval of Phase 2 that do not comply with the District's Standards and Specifications or approved plans shall be corrected or replaced by Upper Prospect at its sole expense.

The Upper Prospect Preliminary Submittal is going to be submitted in multiple packages. This package focused on the Lift Station CDPHE Site Location Application, BDR, and drawings pertaining to Phase 1 facilities. We look forward to reviewing the potable water tank, pump station, booster pump station upgrades, and final lift station drawings in future submittals.

hdrinc.com

1670 Broadway, Suite 3400, Denver, CO 80202-4824
(303) 764-1520

Any errors or omissions herein do not relieve the Contractor or Engineer of their responsibility to comply with the District's Standards and Specifications during construction.

Please contact us if you have any further questions.

Sincerely,
HDR Engineering, Inc.

Michael Sabon, PE
Project Engineer

Updated September 1, 2026

Ms. Nicole Bogenschuetz
Interim District Manager
Mt. Crested Butte Water and Sanitation District
970-349-7575
nbogenschuetz@mcbwsd.com

RE: Upper Prospect Water and Sewer Comprehensive Report - Updated September 1, 2026

Dear Ms. Bogenschuetz:

The purpose of this letter is to provide the Mt. Crested Butte Water and Sanitation District (District) with an updated overall comprehensive water and sewer engineering report that is written to go along with our Final Engineering Plans. The Town of Mt. Crested Butte has provided their Final PUD and Subdivision Approval. They are waiting the approval on the "on-site infrastructure" drawings from the Water and Sanitation District before allowing start of construction on roadways, grading and drainage in 2026. Through the Town approval process they made changes by reducing the maximum square footage that can be built on each lot. In addition to this change, SGM has received review comments from the District/HDR dated January 20th, 2025, May 2, 2025, December 19th, 2025, April 10, 2026 August 11, 2026. Based on the review comments received, edits were made to the documents and our comment response letters for each review identify specifically where edits were made.

We see this report and attached updated plans as the final Construction Drawing Plans for the onsite horizontal infrastructure following any additional District comments. As of the August 11, 2026 comments there were only 8 comments related to the onsite horizontal infrastructure plans that were all addressed. The plans also show the conceptual/preliminary water storage tank design and approximately 60% plans for the Sanitary Sewer Lift Station. A draft CDPHE Site Application with required Engineering Report for the Upper Prospect Sanitary Sewer Lift Station is also provided for review and approval, the District is currently redlining this document. We anticipate issuing a set of stamped Final Construction Plans for the onsite horizontal infrastructure (watermain extensions, water services, sewer gravity lines and gravity sewer services) after this review by the District, with the plan to start the improvement in the 2026 construction season and be completed in 2027. With approval by the District of the Draft Lift Station CDPHE Site Application documents, we can submit to CDPHE for Site Application approval again hopefully by the end of September 2026. The Districts Wastewater Receiving Entity Certification is required as part of that CDPHE Site Application documentation. CDPHE takes approximately 3-4 months to review the Site Application. On approval of the Site Application from CDPHE we will submit the BDR (basis of design report) Application with final stamped lift station plans to CDPHE for final approval over the 2026/2027 winter with construction anticipated in summer 2027.

We think we have refined the location of the new proposed water storage tank, both location and elevations, and would like to continue to work with the district to finalize this design along with a new booster pump station and retrofit to the existing booster pump station. Per District comments

an area for a 30–50-year future water storage tank has been conceptually identified. However, we are considering these as “offsite” improvements that will be under a separate drawing set and separate approval from the “onsite” infrastructure improvements. We anticipate obtaining approval of the onsite horizontal infrastructure (watermain extensions, water services to lot lines, sewer gravity main lines and gravity sewer services to lot lines) this summer construction season 2026 to enable start of onsite construction this summer with final site improvements completed in the summer of 2027. During the 2026 construction of the onsite infrastructure, we anticipate the final Lift Station Approval from CDPHE can be obtained and we can finalize the construction plans for the water storage tank for construction in 2027. Work would continue from the 2026 work directly into the 2027 work with the lift station and water storage tank/booster pump station with all work needed to be completed before any individual houses would come on line and any services provided.

The overall project uses, and number and type of lots have not changed since first submission, however the maximum square footage that can be built on each lot has been reduced therefore reducing flow rates/demands. Most of the E lots were capped with a maximum square footage (SF) of 8,500 SF or 25% of the lot area, whichever is the lesser. Lots E-34 through E-39 were capped at 5,000 SF max. The F lots were capped at 5,000 SF or 25% of the lot area, whichever is the lesser. A new maximum square footage per lot table is provided in Table 1 below. These were then used in conjunction with the District’s Standards and Specifications to identify the demands and flow rates.

Table 1 - Lot Max Square Footage

				LESSER OF	
Lot #	Lot Acreage	Lot SqFt	**Max SqFt of Residential**	25% Lot Area	Max
E-21	1.29	56,148	8,500	14,037	8,500
E-22	0.88	38,394	8,500	9,599	8,500
E-23	0.81	35,327	8,500	8,832	8,500
E-24	0.77	33,438	8,360	8,360	8,500
E-25	1.47	63,847	8,500	15,962	8,500
E-26	1.09	47,592	8,500	11,898	8,500
E-27	2.99	130,081	8,500	32,520	8,500
E-28	0.67	29,002	7,251	7,251	8,500
E-29	0.67	29,013	7,253	7,253	8,500
E-30	1.03	44,814	8,500	11,204	8,500
E-31	0.82	35,516	8,500	8,879	8,500
E-32	0.75	32,625	8,156	8,156	8,500
E-34	0.36	15,728	5,000	-	5,000
E-35	0.33	14,319	5,000	-	5,000
E-36	0.33	14,347	5,000	-	5,000
E-37	0.33	14,377	5,000	-	5,000
E-38	0.33	14,508	5,000	-	5,000
E-39	0.35	15,087	5,000	-	5,000
E-40	0.65	28,481	7,120	7,120	8,500
E-41	0.61	26,715	6,679	6,679	8,500
E-42	0.65	28,198	7,050	7,050	8,500
E-43	0.87	37,724	8,500	9,431	8,500
E-44	1.07	46,686	8,500	11,672	8,500
E-45	1.34	58,511	8,500	14,628	8,500
E-46	1.35	58,719	8,500	14,680	8,500
E-47	0.81	35,493	8,500	8,873	8,500
E-48	0.75	32,607	8,152	8,152	8,500
E-49	0.75	32,800	8,200	8,200	8,500
E-50	0.76	32,988	8,247	8,247	8,500

Table 1 (Continued) - Lot Max Square Footage

				LESSER OF	
Lot #	Lot Acreage	Lot SqFt	**Max SqFt of Residential**	25% Lot Area	Max
F-1	0.42	18,249	4,562	4,562	5,000
F-2	0.39	17,038	4,260	4,260	5,000
F-3	0.42	18,347	4,587	4,587	5,000
F-4	0.39	16,785	4,196	4,196	5,000
F-5	0.39	16,776	4,194	4,194	5,000
F-6	0.44	19,356	4,839	4,839	5,000
F-7	0.40	17,627	4,407	4,407	5,000
F-8	0.52	22,534	5,000	5,634	5,000
F-9	0.40	17,282	4,321	4,321	5,000
F-10	0.42	18,130	4,533	4,533	5,000
F-11	0.40	17,285	4,321	4,321	5,000
F-12	0.40	17,271	4,318	4,318	5,000
F-13	0.50	21,968	5,000	5,492	5,000
F-14	0.50	21,960	5,000	5,490	5,000
F-15	0.51	22,321	5,000	5,580	5,000
F-16	0.50	21,818	5,000	5,455	5,000
F-17	0.54	23,364	5,000	5,841	5,000
F-18	0.55	23,905	5,000	5,976	5,000
F-19	0.55	23,921	5,000	5,980	5,000
F-20	0.55	23,785	5,000	5,946	5,000
F-21	0.46	19,982	4,996	4,996	5,000
F-22	0.43	18,591	4,648	4,648	5,000
F-23	0.66	28,817	5,000	7,204	5,000

Total maximum residential square footage that could be built on the 52 lots is 325,147 SF.

The 52 lots within the current development proposal are not additional lots. These were initially anticipated within the 305 single family units planned as part of the overall Prospect development that the District has previously reviewed. These units have been incorporated into the current Town Master Plans and District service area.

It was the intent of the design and plan set to meet all District Water and Wastewater Standards and Specifications. However, because of the challenging and unique site and topography, there are limited locations that following all of the standards would produce adverse effect in the overall design, such as creating sections that are significantly too deep or steep, or have an excessive amount of manholes or waterline bends to get around tight corners and keep all depths and separation. In these locations, minor changes have been made with precautionary improvements made to protect the improvements, such as insulation on sections that are too shallow or encasement. One such location is the water and sewer line crossing of the ski way on Flamingo Lane, here there are locations that are somewhat less than 7’ deep to keep manholes and other sections excessively deep, and/or strange vertical bends and drops in the waterline. These areas are

typically protected by snow cover and will have added insulation per the District's details. Below is a table outlining water and sewer line insulation and encasement locations.

Table 2 – Water & Sewer Insulation and Encasement Locations

Utility	Alignment Name	Street	Insulation	Encasement	Start Stationing	End Stationing
Sewer	Sewer A	Prospect Dr		x	88+11.46	88+31.46
Sewer	Sewer B	Early Bird Ln		x	2+46.10	2+66.10
Sewer	Sewer B	Early Bird Ln		x	6+93.68	7+13.68
Sewer	Sewer B	Early Bird Ln		x	10+70.67	10+90.67
Sewer	Sewer B	Sanitary Access	x		13+72.05	13+78.78
Sewer	Sewer C	Flamingo Ln	x		42+54.97	43+67.26
Sewer	Ski-Way Sewer	Ski-Way	x		51+13.52	51+92.92
Sewer	Forcemain	Sanitary Access	x		1+48.85	2+13.95
Sewer	Forcemain	Prospect Dr		x	13+04.50	13+32.71
Water	Water 1	Prospect Dr	x		2+60.34	3+08.83
Water	Water 1	Early Bird Ln	x		14+32.81	14+34.57
Water	Water 1	Early Bird Ln, FH	x		18+58.96	
Water	Water 1	Early Bird Ln, FH	x		23+27.70	
Water	Water 2	Prospect Dr, FH	x		7+54.44	
Water	Water 3	Prospect Dr, FH	x		14+62.40	
Water	Water 5	Flamingo Ln	x		1+07.87	1+10.11
Water	Water 5	Flamingo Ln	x		2+80.38	2+87.72
Water	Water 5	Flamingo Ln, FH	x		3+74.51	3+80.91

Prospect Water and Sewer History and Existing Infrastructure Connection Points:
In the early 2000s, the overall Prospect PUD was approved including lower elevation residential C lots (Phase 1), Wildhorse (Phase III), and Homestead Housing, the middle elevation residential D Lots (Phase II), and upper elevation E and F lots (Phase IV and current proposal). In general, the C lots were allowed to have up to 5,000 SF homes, the D lots 6,000-8,000 SF homes, the E lots 8,000-12,000 SF homes, and the F lots smaller at 5,000 SF homes. In 2006-2008 the most recent phase of Prospect (Phase IV, the first ½ of the E lots) was designed, approved and built with three different water and sewer connection points constructed and extended for the current proposed phase.

The current proposal is for the remaining E lots and all the F lots to be completed, 52 lots in total. Since the time of the original approval, several of the larger E lots that could have had 12,000 SF homes were split up into smaller lots that could only have 5,000 SF homes. Also, all E lots were capped at a maximum allowable square footage of 8,500 SF. The result is that there will be less total maximum square footage possible in the current proposal (therefore less total water and sewer demand) than originally approved in the early 2000s. This will also have an effect on the existing Gray Fox sewer lift station as 10 of these E lots that previously were anticipated to have an allowable 10,000-12,000 SF building is now reduced to maximum of 8,500 SF reducing the flows that will be going to the Gray Fox sewer lift station than what it was originally designed and approved for.

There were also originally approved, but not part of the current proposal, two additional commercial parcels, Parcel G at the top of the Prospect Lift and Parcel B and the bottom of the Gold Link lift. Although these are not part of the current proposal, we do provide in this report the early 2000s anticipated use and respective flow demands for the District to keep on their long-term planning radar.

Connection to Existing Gravity Main Lines that have less than ideal access:
We understand that the District has a lot of existing gravity sewer mains and manholes that have less than ideal access and they are trying to stop this from happening in the future. As part of our Upper Prospect sewer design we have designed all new main lines in roadways or with access roadways to them whenever possible, however there are a few locations at tie in points to existing where this is not possible. But we have attempted to identify and improve access to these where possible. Key locations where this takes place are:

- At new MH-122 and connection to existing in the Gus' Way ski way. There is an existing gravity sewer main line extending up the Gus' Way ski way from Gray Fox that we are connecting onto and then extending up to MH-122 before getting up to the Flamingo Lane roadway. There is an existing utility easement and dirt access drive off of Gray Fox just to the south of the bridge to drive up the ski way in summer access. We have also added a graded area in the ski way from Flamingo Lane on the south side of the new Flamingo Lane bridge to access the ski way in summer. Also, from the edge of Flamingo Lane to MH-122 is approximately 135' down the ski way.
- New proposed lots E-34 through E-40 connect gravity sewer service lines into an existing 8" gravity main line at the back of the lots as was anticipated when the existing main line was approved and installed. This existing main line is not within a roadway but is in a 30' wide utility easement with mild grade, part of Prospect Phase IV Plat, that access Prospect Drive between E-33 and E-34 from one end and E-41 and E-40 as well as between E-41 and E-42 on the other end.

See Appendix A for off roadway access exhibit.

Figure 1 – Overall Prospect Vicinity Map

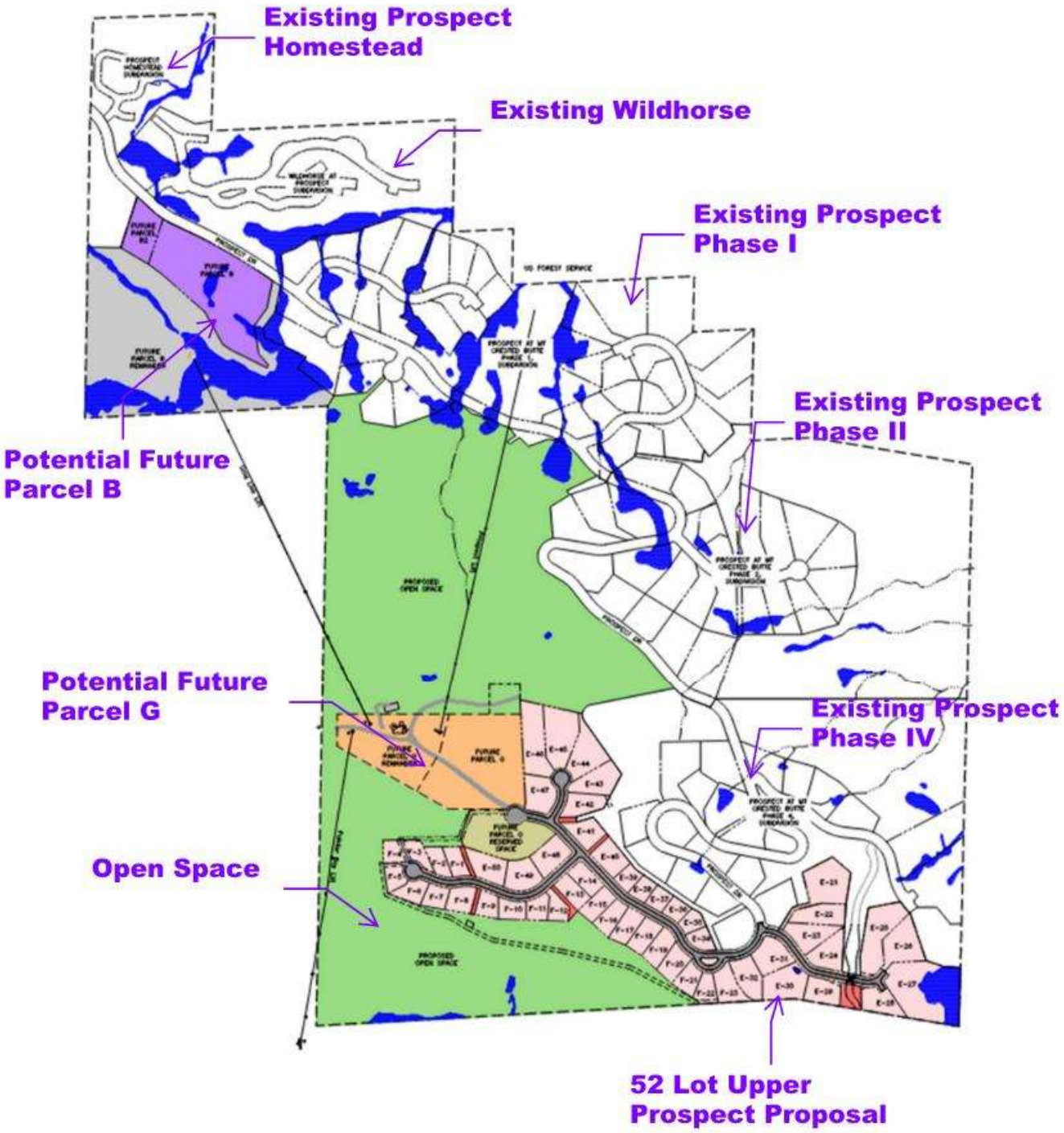
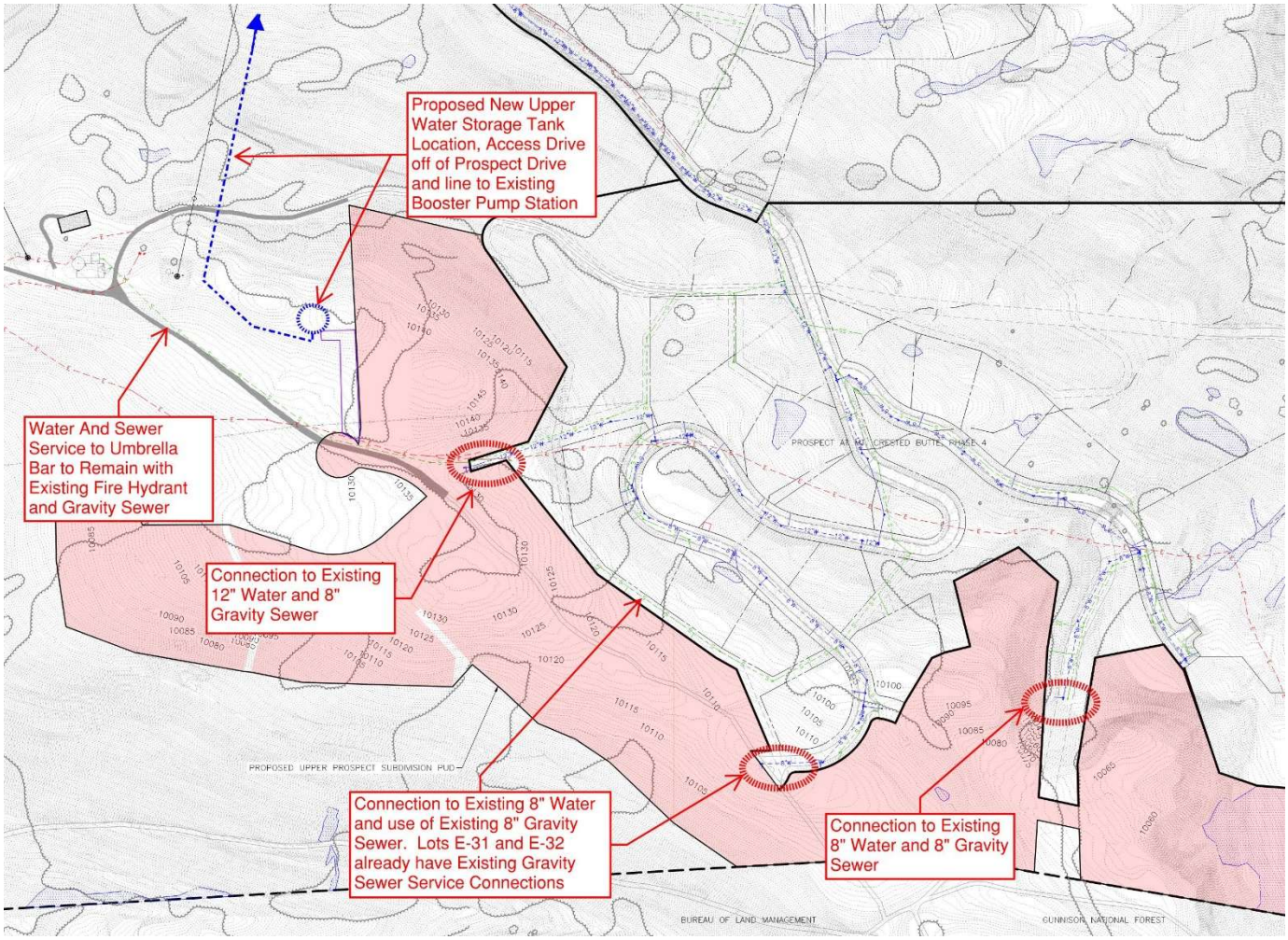


Figure 2 – Existing Utility Connection Points



As can be seen from above and in more detail on the plan sheets, the proposed water and sewer for the new E and F lots will connect at three different locations (between E-42 and E-41, the end of the existing Prospect Drive near lot E-33, and on the ski-way near lot E-25). These connection points were previously designed in anticipation of the Upper Prospect 8” PVC gravity sewer and will complete the anticipated water loops with the existing 12” and 8” ductile waterline connection points.

There was some fire flow testing done in 2016 on the existing Prospect Phase IV waterlines and even the 6” waterline that was extended to the Umbrella Bar. This showed static pressures of around 85 psi at these locations with residual flows dropping to around 70 psi when fire hydrants flowing, calculating out to about 1,675 gallons per minute (GPM) of available fire flow at these connection points. The fire flow requirements for these new proposed residential homes are 1,500 GPM directly out of the international fire building code Appendix B.

We understand that depending on set point of the existing Prospect water booster pump station the District may not be operating at these pressures currently. However, the final design goal of the new booster pump station at the new water storage tanks will provide the 1,500 GPM at 20 psi

residual flows out of the new hydrants. We will continue to work with the District on the water model and final design of the new water booster pump station to obtain this design parameter.

The Fire District reviewed and approved the Upper Prospect Subdivision as part of the Town Subdivision review process including roadways and fire hydrant spacing. Since that time, we have continued engagement with the Fire District to ensure their satisfaction with the engineered plans. Fundamentally, there are two specific requirements of concern to the Fire District with respect to the residential lots: (i) the spacing of fire hydrants (i.e. no greater than 500 feet between hydrants), and (ii) fire flows at each hydrant. We anticipate formal approval of these items within the next two to three weeks.

The fire flows are based strictly on Appendix B of the international fire code and assume that the buildings are wood structure flammable buildings and maximum square footage.

Part of the original overall Prospect Master Development Plan in the early 2000s anticipated that a new water storage tank would be required at the top of the Prospect development in the future. The primary reason was to provide the fire flows for the commercial Parcel G development area. As part of this proposal, but separate from the "onsite infrastructure plans", we are proposing a new water storage tank and booster pump station outside of the Upper Prospect 52 lot platted area and on the future proposed Parcel G area, which is also owned by the current applicant.

We will continue to work with the District on final water storage tank capacity through the final water storage tank design process to complete over the next year. We have made assumptions about the Parcel G building but are assuming worse case scenarios for building structure type.

Current Upper Prospect Final Development Proposal Flow and Demand Calculations:
The proposed 52 residential lots break down into the following maximum possible residential home size:

- Total proposed 52 new residential lots
    - 29 lots have a proposed max square footage of the lesser of 5,000 SF or 25% of lot area.
    - 23 lots have a proposed max SF of the lesser of 8,500 SF or 25% of the lot area.
    - Total of 29,900 SF of irrigated area (PUD guidelines limiting to 575 SF irrigated area per home).

Using the District's Design Flow Rate tables from Section 02000 of the Water System Standards and Specifications, the maximum (it is very likely a large portion of the homes will never be built to the full allowable maximum square footage) water demand will be approximately 52,432 gallons per day (GPD) average day demand (ADD) (Table 3, Appendix B).

The current water treatment plant (WTP) expansion was completed in December 2022 per the District's documents and was expanded to 2.0 million gallons per day (MGD) with the ability with skids and pumps to be expanded to 2.5 MGD. This would put Upper Prospects fully built out water

use at only 2.6% of the WTP's current 2.0 MGD capacity. It is our understanding based on the District Manager's monthly reports that in July 2025 (one of the higher use months on record) the average daily produced water was 0.644 MGD, or 32.2% of the WTP capacity. Adding Upper Prospect's fully built out water use would only increase WTP average daily use to 34.8% of its capacity. Therefore, the additional water use will not have an adverse effect on the WTP capacity and will help pay for the expansion that has already been implemented.

Table 3 – Residential Average Day Water Demand, Current Upper Prospect Proposal Appendix B

Therefore, the summary of all max buildout key water demand figures for the Upper Prospect development are as follows:

- Total Water Demands from Section 02000 of the Water System Standards Specifications
  - 52,432 GPD Average Day Demand (ADD) with irrigation.
  - 130 gallons per minute (GPM) at Peak Hour Demand (ADD x 3.5 = 187,578 GPD).
  - 108,930 GPD Max Day Demand with irrigation
  - Fire Flow 1,500 gallons per minute for residential homes in Prospect out of fire hydrant with a max spacing of 500' street frontage per international fire code appendix B.
  - Fire Flow + Peak Hour Flow 1,630 GPM in 8" DIP pipe flows at 6.5 ft/s (8" pipe, all fire hydrants, with the exception of Point Drive, are supplied by a looped system with flow in two directions, assumed 2/3 of flow from one direction).
  - Typical Peak Hour 130 GPM in 8" DIP has a flowrate of around 0.8 ft/s.
  - All residential lots proposed to have a 2" service extended to the lot line per the District's standard service line details and specifications.

Similarly, the wastewater flows using the tables from the District's section 02000 of the Wastewater Standards and Specifications is as follows:

Table 4 – Residential Average Day Wastewater Demand, Current Upper Prospect Proposal Appendix B

The summary of key wastewater flow figures are as follows:

- Total Sewer Demands from Section 02000 of the Wastewater Standards and Specifications
  - The 52 residential homes at max square footage totaling about 162.6 SFEs.
  - Average Daily Wastewater Demand 42,106 GPD.
  - Peak Month Wastewater Demand 92,634 GPD (ADD x 2.2 peak factor).

- Peak Hour Wastewater Demand 96.5 GPM (ADD x 3.3 peak factor).
- 8" Gravity sewer pipe at 0.5% slope at 4.8" deep flow is 336 GPM (8" pipe is adequate).
- All residential lots proposed to have 4" PVC service connections at property lines as shown on PUD plans per District's standard details and specifications.

It is important to note that the full flow of wastewater does not flow directly into gravity collection systems and not at the same time. About 41% (approximately 17,195 GPD) of the flow goes through the new proposed Upper Prospect Lift Station. About 25% of the flow (approximately 10,666 GPD) flows through the existing Gray Fox Lift Station. This leaves approximately 34% (approximately 14,246 GPD) of the flow that ties directly into the gravity sewer collection system.

Please see separate Draft Site Application Engineering Report for details on the flows, service area and design of the proposed new Upper Prospect Lift Station.

It is our understanding that the existing District's Wastewater Treatment Plant (WWTP) has the design hydraulic capacity of 1.2 MGD and an organic capacity of 3,500 lbs BOD_5/day. Therefore, Upper Prospect's average estimated wastewater flows (42,106 GPD) are approximately 3.6% of the WWTP' hydraulic capacity and however, all of Upper Prospects use is standard residential wastewater and, therefore, we do not anticipate any greater impact on the organic loading capacity than the hydraulic capacity. Assuming an organic loading of 328 mg/L (the districts current average), this equates a total estimated organic load of about 115 lbs/day or about 3.3% of the plant capacity increasing the current plant organic load capacity from approximately 23.6% (current organic loading rate of approximately 825 lbs BOD_5/day) to 26.9%.

Organic Loading lbs BOD_5/day = 42,106 gal/day * 3.78 L/gal * 328 mg/L ÷ 453,600 mg/lbs = 115 lbs BOD_5/day

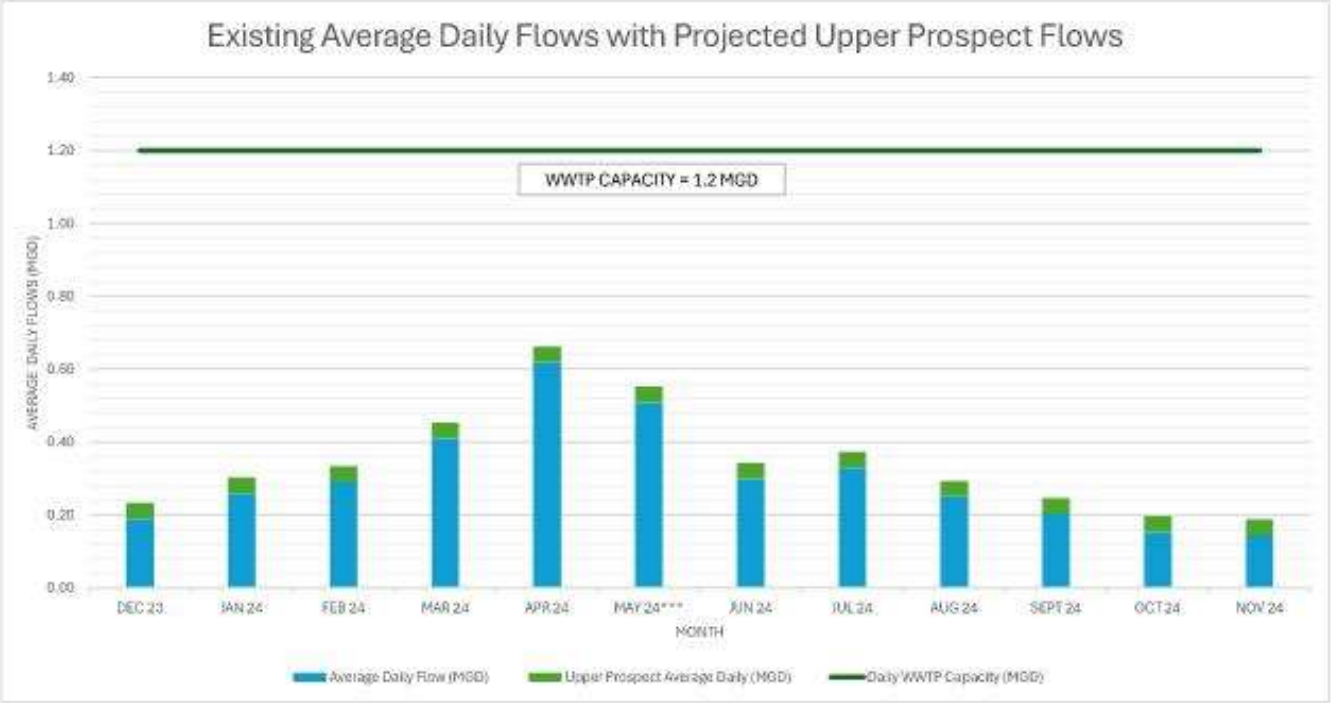
Looking back through the last complete years of flow date, we were also able to evaluate the impact of the existing flows and addition of Upper Prospect flows on the WWTP with the existing flows and Upper Prospects combined averaging less than 35% of the WWTP hydraulic capacity. Based on the District Manager's Report flow numbers, the addition of Upper Prospect should not have a negative impact on the WWTP capacity or regulatory requirements. Below is the table of flows and respective graph of flows from 2024.

Table 5 – WWTP Flows

Mt. Crested Butte Water and Sanitation District 2024 Monthly Report Data												
	DEC 23	JAN 24	FEB 24	MAR 24	APR 24	MAY 24***	JUN 24	JUL 24	AUG 24	SEPT 24	OCT 24	NOV 24
Average Daily Flow (MGD)	0.19	0.26	0.29	0.41	0.62	0.51	0.30	0.33	0.25	0.20	0.15	0.15
Peak Day Flow (MGD)	0.41	0.41	0.38	0.61	0.78	N/A	0.39	0.54	0.32	0.34	0.23	0.18
Total Treated(MG)	5.9	8.1	8.3	12.8	18.5	15.8	9.1	10.4	7.9	6.1	4.8	4.3
Total WTP (MG)*	8.462	10.818	9.64	12.53	5.76	5.882	13.745	20.06	16.96	11.721	7.376	5.64
Capacity (MGD)**	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Upper Prospect Daily (MGD)	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.043
Upper Prospect Peak Flow (MGD)	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095

*NOTES: * Includes MLD and MCB WTP Data ** Source = https://www.mcbwsd.com/wastewater *** Peak day information missing*
Upper Prospect Average Daily Flow @ Full Build Out Full Occupancy 43,000 GPD
Upper Prospect Peak Hour Flow @ Full Build Out Full Occupancy 95,000 GPD

Figure 3 – WWTP Capacity Flow Chart



Additional Parcel G and B Flow Numbers:
We understand that the District is also interested in potential flow numbers from Parcels B and G for their overall long-term planning. However, we currently do not have any specific plans for the development of those parcels and are not seeking approvals for development in these areas. Parcel B is completely and physically independent of Upper Prospect and does not directly connect to any of its infrastructure and, if developed, would connect to different areas (and pressure zones) of water and sewer infrastructure. Parcel G is directly adjacent to the new proposed E and F lots and would connect into existing water and sewer infrastructure in Prospect between proposed Lots E-42

and E-41; so, it is relevant and has been incorporated into the design for pipe sizing. To analyze potential future demand from parcels B and G, the best we can do is estimate demand based on the originally approved density levels for parcels B and G. The previously approved PUD envisioned the following:

- Parcel G (i.e. Ten Peaks Area): The original approval was for an 80-room hotel that could include the following at maximum:
    - 160,000 sf GRFA (residential)
    - 33,000 sf CRFA (commercial/retail)
- Parcel B (i.e. Gold Link Area): The original approval was for a mixed-use development, with residential use capped at 58 units, and could include the following at maximum:
    - 116,000 sf GRFA
    - 60,000 sf CRFA

Using Section 02000 Water System Desing Criteria and Wastewater System Design Criteria from the District's Standards and Specifications, this use calculates out to approximately to the following (depending on if rooms have kitchens and size and number of hot tup/pool):

- Parcel G : 60 Single Family Dwelling (SFD) units or 17,850 GPD Average Day Demand water use and 15,540 GPD Average Day Demand wastewater use.
- Parcel B: 88 SFD units or 26,180 GPD Average Day Demand water use and 22,792 GPD Average Day Demand wastewater use.

Again, I must reiterate that *the applicant is not currently seeking entitlements for Parcels B and G*, and the figures provided above are based purely on the previously approved PUD.

Sanitary Sewer Lift Station Information:
A portion of the project lots are just over the Upper Prospect ridge line and, therefore, do not gravity drain to the north side of the Prospect development. These lots will have new gravity 8" sewer lines that flow to a new sanitary sewer lift station. This lift station is proposed to be a duplex Flygt submersible pump lift station with integrated valves and cleanout vault covered in a building with an onsite backup generator and access drive to the lift station. From the lift station, dual 4" HDPE force main lines (operated in a duty/Standby configuration with the Standby force main providing emergency redundancy) will connect back into the existing 8" gravity sewer adjacent to Lots E41/E42. The existing manhole will be replaced to accommodate the proposed force mains. The force main alignment has been designed to not have any high points until the discharge to the gravity location manhole. SGM has completed the draft CDPHE site application package that is submitted to the District with this report for review and approval before sending it on to CDPHE. Part of the CDPHE Site Application package includes the Districts "Wastewater Receiving Entity Certification sheet.

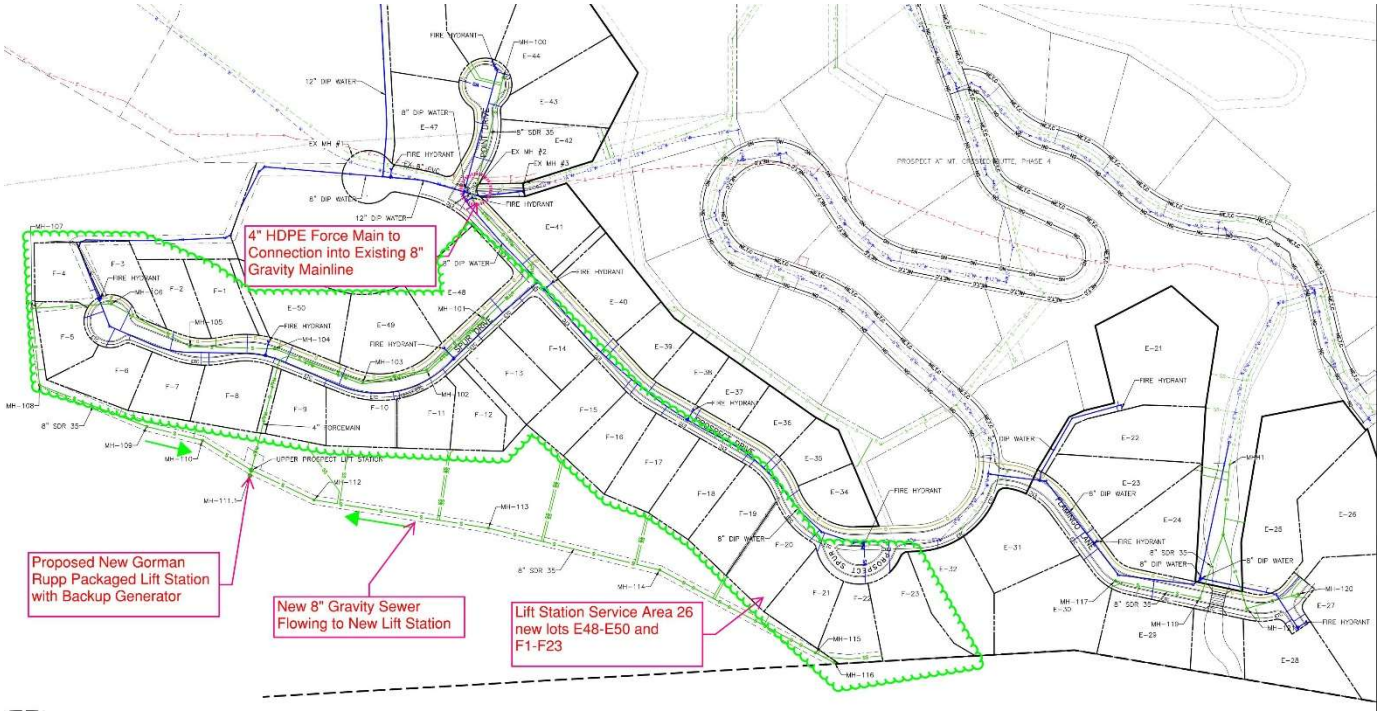
We are working with a supplier for a packaged Flygt (by Xylem) lift station which are available in the USA. The primary goal is to meet all the District's requirements in section 3.9 - 3.11 including

building, power, lighting, however, we would like to work closely with staff the determine the best layout and functions for this specific site and lift station. Details for the packaged lift station are included in the Site Application package.

SGM met onsite with District staff to look at the existing Paradise Lift Station and what works well on that one and what should be improved. The proposed building will be very similar in design and size, with one shed roof. The primary change will be the attempt at the mechanical (heating and ventilation) system to keep the controls inside the building instead of outside for better security and less weather concerns.
Again, we will work with the District and their engineers and the packaged lift station manufacture during the BDR phase of the lift station to verify that it meets all District SCADA connection requirements.

We understand the site needs lighting and fencing and we are proposing to work with the District staff to identify the best use of this for snow plowing, and because most of the components are to be in a locked building (but some light a fencing is needed on the exterior).
Please see separate Draft Site Application Engineering Report for site and design details.

Figure 4 – Lift Station Service Area



Alternative Gravity Sewer to Gray Fox Lift Station:
In addition to the primary "base" design and drawing set, we also include one sheet for an alternative gravity sewer alignment to give the options of connecting lots F-20, F-21, F-22, F23 and

E-34 to gravity flow down Flamingo Lane to the Gray Fox Lift Station. We have looked at and discussed several alternatives for connecting different lots to Gray Fox, as recommended by the District, because lots flowing through the existing Gray Fox Lift Station would not have the same impact to the existing gravity sewer trunk line as they would tying into the system elsewhere. However, from those alternatives we only have one option that seems like a viable option to continue to pursue. The primary reason for this is because all other options would require significant re-design, construction and approval through CDPHE.

The one viable option that is provided as Sewer Alternative Sheet consist of extending the 8" gravity sewer line in Flamingo Lane, up to Prospect drive, utilizing existing Prospect drive 8" sewer main and extending the gravity sewer main to the above listed four F lots and E-34. Because of topography, these lots would need individual sewer ejector pumps at each house during house design.

The proposal is not to add these five additional lots to Gray Fox Lift Station but substitute them for E lots on Flamingo Lane until a time period when the trunk line interceptor sewer expansion project is completed. Then at that time the one manhole at the intersection of Prospect and Flamingo Lane would be replaced sending flows back down Prospect Drive via gravity and the remaining lots on Flamingo Lane could be built and connected to the Gray Fox Lift Station.

This is proposed as a two lot for three lot substitution, two 8,500 SF 'E' lots for three 5,000 SF 'F' lots.

New Upper Water Storage Tank and Booster Pump Station:
The entire existing Prospect water system has a three-pressure zone system. A lower pressure zone that is fed directly from the Town's existing water storage tank (Homestead, Wildhorse and Prospect, Phase 1), a middle pressure zone (Prospect Phase 2), and an upper pressure zone (Prospect Phase IV, Umbrella Bar and current proposed area). The upper and middle pressure zones are served by an existing Prospect Booster Station that pumps water in a 12" line to the top of the upper zone and back which feeds through a PRV into the middle zone.

The original overall Prospect Master Plan from the early 2000's was that this would be the system temporarily until full build out of Upper Prospect and Parcel G, at which time the existing Prospect Booster Station would be retrofitted to have a direct fill line to a new water storage tank at the top of Prospect adjacent to Parcel G. The valving has already been installed at the existing booster station for that direct line up the Prospector ski run. However, it was never clear when this would get built, when the remaining upper residential lots get built or not until Parcel G. The current fire flow numbers indicate the existing pump station can provide the fire flow to the upper residential units, but it is running at high flows and high pressure. Therefore, the current application proposal is to build a new water storage tank and booster pump station as part of this project.

The size requirements for the new water storage tank would be the daily use of the upper residential lots plus flow equalization and emergency storage and the fire flow storage for the anticipated Parcel G use. The fire flow for the Parcel G use (2,000 GPM for 4-hour duration per international fire code appendix B) would over-ride the fire flow need for the residential use (1,500 GPM for 2 hour duration), but the 52 residential use average day 52,432 GPD would override the Parcel G average day of 17,850 GPD. The same as the Fire District does not require the "staking' of fire flow volumes of all various buildings, residential and commercial, throughout the Town's overall water storage.

Therefore, the upper water storage tank size calculation would look like the following:

Residential average day (52,432 gallons) + Parcel G average day (17,850 gal) + Parcel G fire flows (480,000 gal) = 550,500 gal.

This water storage tank is anticipated as a buried or partially buried (set into the side of the hillside) concrete water storage tank adjacent to the end of the Prospect Drive with an access road as shown on the plan set. The water tank dimensions for this use is approximately 70' diameter and 20' high.

Per the District's/HDR's April 10th, 2026, comments the District currently does not anticipate needed additional water storage at this site but may want to consider it in the 30-50 year timeframe and therefore we have provided additional space adjacent to the proposed water tank for potential future additional storage.

The Water Storage Tank and Booster Pump Station is a separate design and plan set that is not anticipated to be part of the "onsite" infrastructure approvals. The attached "onsite" plans clearly show the stopping location of the "onsite" work and future "offsite" infrastructure. However, because they are interconnected and rely on each other for final build out operations and functioning we anticipate the "offsite" infrastructure design to continue through 2026 with the anticipation to have approval and start construction on the "offsite" the summer of 2027 before the completion and final acceptance of the "onsite" construction work.

We look forward to working together to finalize these drawings and approvals.

Sincerely,

Tyler Harpel, P.E. Project Engineer

Existing Prospect Phase IV Utility and Access Easements

Foot access per Upper Prospect Covenants, no landscaping or obstructions can be placed

Ski Way access via Upper Prospect Plat

PROSPECT AT MT. CRESTED BUTTE, PHASE 4

EX EASEMENT & ACCESS

EASEMENT & ACCESS

EXISTING SANITARY MAIN

PROSPECT DRIVE

PROSPECT SPUR

FLAMINGO LANE

PROPOSED ACCESS

10071.74

10070.78

84.9 FT @ -10.7%

97.8 FT @ -5.9%

10062.63

10065.00

UN-PLATTED OPEN SPACE

BUREAU OF LAND MANAGEMENT

GUNNISON NATIONAL FOREST

Graphic Scale

0 50 100 200

In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

GCM², LLC

Upper Prospect Exhibits

#	Revision	Date	By
1			
2			
3			

Project Milestone: Exhibits - Not For Construction

Job No.	2021-547.001
Drawn by:	MG
Print Date:	08.18.2026
QC:	MG | PE: TH
File:	Pros-PhasingExhibit

Title:

Sanitary Access Exhibit

Appendix A

Dwg No. 1

Of : 1

I:\Gunnison\2021\2021-547-GCM2LLC\001-Prospect\GIS\2-Finish\Pros-PhasingExhibit.dwg Plotted: 8/18/2026 5:33 PM By: Mark Goyeski

Appendix B
Table 3

Potable Flow Calculation Per Lot Max Square Footage Allowable													
Lot#	Max Area (sqft)	SQ FT >2000	Base SFE	Add'l SFE	Total SFEs	People/Unit	ADD per Person (GPD)	ADD (GPD)	Max Day Demand Peaking Factor	Max Avg. Day Demand (GPD)	Peak Hour Factor	Peak Hourly Flow (GPD)	Peak Hourly Flow (GPM)
F-1	4562	2562	1	1.28	2.28	3.5	85	679	2.0	1357	3.5	2375	1.6
F-2	4260	2260	1	1.13	2.13	3.5	85	634	2.0	1267	3.5	2218	1.5
F-3	4587	2587	1	1.29	2.29	3.5	85	682	2.0	1365	3.5	2388	1.7
F-4	4196	2196	1	1.10	2.10	3.5	85	624	2.0	1248	3.5	2185	1.5
F-5	4194	2194	1	1.10	2.10	3.5	85	624	2.0	1248	3.5	2184	1.5
F-6	4839	2839	1	1.42	2.42	3.5	85	720	2.0	1440	3.5	2519	1.7
F-7	4407	2407	1	1.20	2.20	3.5	85	656	2.0	1311	3.5	2294	1.6
F-8	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-9	4321	2321	1	1.16	2.16	3.5	85	643	2.0	1285	3.5	2249	1.6
F-10	4533	2533	1	1.27	2.27	3.5	85	674	2.0	1348	3.5	2360	1.6
F-11	4321	2321	1	1.16	2.16	3.5	85	643	2.0	1286	3.5	2250	1.6
F-12	4318	2318	1	1.16	2.16	3.5	85	642	2.0	1285	3.5	2248	1.6
F-13	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-14	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-15	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-16	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-17	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-18	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-19	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-20	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-21	4996	2996	1	1.50	2.50	3.5	85	743	2.0	1486	3.5	2601	1.8
F-22	4648	2648	1	1.32	2.32	3.5	85	691	2.0	1383	3.5	2420	1.7
F-23	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
F-TOT			**23**	**31.09**	**54.1**			**16092**		**32183**		**56321**	**39.1**
F-AVG				**1.35**	**2.4**			**700**		**1399**		**1812**	**1.7**
E-21	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-22	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-23	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-24	8360	6360	1	3.18	4.18	3.5	85	1243	2.0	2487	3.5	4352	3.0
E-25	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-26	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-27	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-28	7251	5251	1	2.63	3.63	3.5	85	1079	2.0	2157	3.5	3775	2.6
E-29	7253	5253	1	2.63	3.63	3.5	85	1079	2.0	2158	3.5	3776	2.6
E-30	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-31	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-32	8156	6156	1	3.08	4.08	3.5	85	1213	2.0	2426	3.5	4246	2.9
E-34	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
E-35	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
E-36	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
E-37	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
E-38	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
E-39	5000	3000	1	1.50	2.50	3.5	85	744	2.0	1488	3.5	2603	1.8
E-40	7120	5120	1	2.56	3.56	3.5	85	1059	2.0	2118	3.5	3707	2.6
E-41	6679	4679	1	2.34	3.34	3.5	85	993	2.0	1987	3.5	3477	2.4
E-42	7050	5050	1	2.52	3.52	3.5	85	1049	2.0	2097	3.5	3670	2.5
E-43	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-44	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-45	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-46	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-47	8500	6500	1	3.25	4.25	3.5	85	1264	2.0	2529	3.5	4425	3.1
E-48	8152	6152	1	3.08	4.08	3.5	85	1213	2.0	2425	3.5	4244	2.9
E-49	8200	6200	1	3.10	4.10	3.5	85	1220	2.0	2440	3.5	4269	3.0
E-50	8247	6247	1	3.12	4.12	3.5	85	1227	2.0	2453	3.5	4294	3.0
E-TOT			**29**	**79**	**108.5**			**32274**		**64548**		**112958**	**78.4**
E-AVG				**2.7**	**3.7**			**1113**		**2226**		**3895**	**2.7**
SUM Lots	**325147**		**52**	**111**	**162.6**			**48366**		**96731**		**169279**	**117.6**
Irrigation Total (575 sf/Lot)	29,900							**4066**	**3**	**12199**	**4.5**	**18299**	**12.7**
Irrigation Average (SF/Lot)	575							**78**	**3**	**235**	**4.5**	**352**	**0.2**
SUM w/ Irrigation			**52**	**111**	**162.6**			**52432**		**108930**		**187578**	**130.3**

Peak Hour Factor=	**3.5**
ADD (gpm)=	33.6
# F Lots	23
# E Lots	29
Equivalent Population	570.50
Town's Peak Hour Factor	3.5
Town's Peak Day Factor	2.0

Appendix B
Table 4

Sanitary Sewer Flow Calculation Per Lot Max Square Footage Allowable													
Lot#	Max SQFT	SQFT >2000	Base SFE	Add'l SFE	Total SFEs	People per Unit	ADD per Person (GPD)	ADD per Lot (GPD)	Peak Month Factor	Peak Montly Flow (GPD)	Peak Hour Factor	Peak Hourly Flow (GPD)	Peak Hourly Flow (GPM)
F-1	4562	2562	1	1.28	2.28	3.5	74	590.8	2.2	1299.8	3.3	1949.7	1.4
F-2	4260	2260	1	1.13	2.13	3.5	74	551.6	2.2	1213.5	3.3	1820.3	1.3
F-3	4587	2587	1	1.29	2.29	3.5	74	594.0	2.2	1306.8	3.3	1960.1	1.4
F-4	4196	2196	1	1.10	2.10	3.5	74	543.4	2.2	1195.5	3.3	1793.3	1.2
F-5	4194	2194	1	1.10	2.10	3.5	74	543.1	2.2	1194.9	3.3	1792.3	1.2
F-6	4839	2839	1	1.42	2.42	3.5	74	626.7	2.2	1378.6	3.3	2067.9	1.4
F-7	4407	2407	1	1.20	2.20	3.5	74	570.7	2.2	1255.5	3.3	1883.2	1.3
F-8	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-9	4321	2321	1	1.16	2.16	3.5	74	559.5	2.2	1230.9	3.3	1846.4	1.3
F-10	4533	2533	1	1.27	2.27	3.5	74	587.0	2.2	1291.3	3.3	1937.0	1.3
F-11	4321	2321	1	1.16	2.16	3.5	74	559.6	2.2	1231.1	3.3	1846.7	1.3
F-12	4318	2318	1	1.16	2.16	3.5	74	559.1	2.2	1230.1	3.3	1845.2	1.3
F-13	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-14	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-15	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-16	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-17	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-18	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-19	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-20	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-21	4996	2996	1	1.50	2.50	3.5	74	646.9	2.2	1423.2	3.3	2134.8	1.5
F-22	4648	2648	1	1.32	2.32	3.5	74	601.9	2.2	1324.1	3.3	1986.2	1.4
F-23	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.5
F-TOT			**23**	**31.09**	**54.09**			**14009.3**		**30820.4**		**46230.6**	**32.1**
F-AVG				**1.35**	**2.352**			**609.1**		**1340.0**		**1487.0**	**1.4**
E-21	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-22	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-23	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-24	8360	6360	1	3.18	4.18	3.5	74	1082.6	2.2	2381.6	3.3	3572.4	2.48
E-25	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-26	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-27	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-28	7251	5251	1	2.63	3.63	3.5	74	938.9	2.2	2065.7	3.3	3098.5	2.15
E-29	7253	5253	1	2.63	3.63	3.5	74	939.3	2.2	2066.5	3.3	3099.7	2.15
E-30	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-31	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-32	8156	6156	1	3.08	4.08	3.5	74	1056.2	2.2	2323.7	3.3	3485.6	2.42
E-34	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.48
E-35	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.48
E-36	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.48
E-37	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.48
E-38	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.48
E-39	5000	3000	1	1.50	2.50	3.5	74	647.5	2.2	1424.5	3.3	2136.8	1.48
E-40	7120	5120	1	2.56	3.56	3.5	74	922.1	2.2	2028.6	3.3	3042.8	2.11
E-41	6679	4679	1	2.34	3.34	3.5	74	864.9	2.2	1902.8	3.3	2854.2	1.98
E-42	7050	5050	1	2.52	3.52	3.5	74	912.9	2.2	2008.4	3.3	3012.6	2.09
E-43	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-44	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-45	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-46	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-47	8500	6500	1	3.25	4.25	3.5	74	1100.8	2.2	2421.7	3.3	3632.5	2.52
E-48	8152	6152	1	3.08	4.08	3.5	74	1055.7	2.2	2322.4	3.3	3483.7	2.42
E-49	8200	6200	1	3.10	4.10	3.5	74	1061.9	2.2	2336.2	3.3	3504.3	2.43
E-50	8247	6247	1	3.12	4.12	3.5	74	1068.0	2.2	2349.6	3.3	3524.4	2.45
E-TOT			**29**	**79.48**	**108.48**			**28097**		**61814**		**92721**	**64.39**
E-AVG				**26.49**	**3.74**			**968.9**		**2131.5**		**3197.3**	**2.2**
SUM			**52**	**110.57**	**162.57**			**42106**		**92634**		**138951**	**96.49**

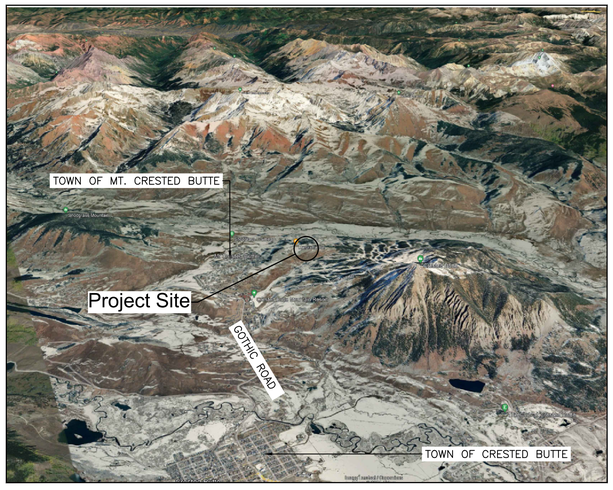
PHF=	**3.3**
ADD (GPM)=	29.24
# F Lots	23
# E Lots	29
Equivalent Population	570.50
Town's Peak Hour Factor	3.3
Town's Peak Monthly Factor	2.2

Lots Flowing to new Proposed Upper Prospect Lift Station

Lots Flowing to existing Gray Fox Lift Station

GCM², LLC

Upper Prospect



Vicinity Map

Scope of Work

This plan set is intended to show all required and associated improvements with the proposed Upper Prospect Subdivision and PUD and cover all requirements for Engineered Plans for Sections 18-413 and 21-507 of the Town's Code. The project consists of the extension of Prospect Drive, three additional local roads, grading and drainage, interceptor drains, re-graded ski-way and skier bridge, and utilities including: waterline extensions, sewer gravity line extensions, sanitary force-main, a sanitary lift station, new water storage tank and booster pump station (in separate final plans), fire hydrants, and water and sewer services to each of the proposed 52 new residential lots. In addition to water and sewer utilities, shallow utilities, such as electrical, natural gas, and communications lines will be extended throughout the development and within reach of each lot. Final stamped construction plans will be released after final Town and District approval of this plan set.

Phase One, or initial onsite infrastructure improvements, is anticipated to start in the 2026 construction season and includes all site roadway and access drive clearing grubbing, grading, and drainage (excludes ABC and HMA), onsite water mainline extensions (Flamingo Lane Loop, Prospect Drive Loop, Early Bird Way Loop) with pre tap water services from mainline to each property boundary line, gravity sanitary sewer lines Manholes (MH-100 to MH-123) with 4" gravity sanitary sewer service pre-tap extensions to property lines.

Phase Two, which includes the water storage tank and booster pump station, the Early Bird Way sanitary sewer lift station, and dual force mains, will not start work in 2026 and will only start in 2027 after final Water and Sanitation District, and CDPHE approval of both. Phase Two also includes roadway pavement sections.

Final Approved Stamped Construction Sets will be issued separately for all three work items; 1) Onsite Infrastructure, 2) Water Storage Tanks/Booster Pump Station, and 3) Early Bird Way Sanitary Lift Station. It is anticipated that 2026 work will flow seamlessly into 2027 construction start of Water Storage Tank/Booster Pump Station and Early Bird Way Sanitary Lift Station without a gap in construction work.

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

Project Engineer

Tyler Harpel, P.E. 44306

GCM², LLC

Justin Biggs
P.O. Box 2958
Crested Butte, CO 81224

Project Contacts

Tyler Harpel (SGM)	tylerh@sgm-inc.com	(970)707-8158

Combined PUD & Subdivision Construction Set

September 2026

Sheet List Table

Sheet Number	Sheet Title
1	Cover Sheet
2	Legend and Abbreviations
3	General Notes (1)
4	Utility General Notes
5	Existing Conditions
6	Overall Site Plan
7	Site Plan West
8	Site Plan East
9	Roadway Geometry Plan
10	Gravity Sanitary Sewer Geometry Plan
11	Forcemain Sanitary Sewer Geometry Plan
12	Water Geometry Plan
13	Sanitary Access Geometry Plan
14A	Utility Composite
14B	Utility Composite Phasing
15	Miscellaneous Dry Utility Plan
16	Sewer A Plan and Profile
17	Sewer A-1 Plan and Profile
18	Sewer B Plan and Profile Sta. 1+00 to 12+40
19	Sewer B Plan and Profile Sta. 12+40 to 24+00
20	Sewer B Plan and Profile Sta. 24+00 to 35+20
21	Sewer C Plan and Profile
22	Ski-Way Sewer Plan and Profile
23	Forcemain Plan and Profile Sta. 1+00 to 8+00
24	Forcemain Plan and Profile Sta. 8+00 to 14+00
25	Sanitary Service Connections (Lots E-34 Through E-39
26	Sanitary Service Connections (Lots E-42 Through E-47)
27	Water 1 Plan and Profile Sta. 0+80 to 12+40
28	Water 1 Plan and Profile Sta. 12+40 to 24+00
29	Water 1 Plan and Profile Sta. 24+00 to 26+40
30	Water 6 Plan and Profile
31	Water 2 Plan and Profile Sta. 0+80 to 12+40
32	Water 2 Plan and Profile Sta. 12+40 to 24+00
33	Water 3 Plan and Profile
34	Water 4 and 5 Plan and Profile
35	Point Drive Plan and Profile
36	Early Bird Way Plan and Profile
37	Prospect Drive Plan and Profile Sta. 1+00 to 12+00
38	Prospect Drive Sta. 12+00 to 21+00 and Prospect Spur & Profile
39	Flamingo Lane and Tee Plans and Profiles
40	Sanitary Access Plan and Profile Sta. 1+20 to 12+40
41	Sanitary Access Plan and Profile Sta. 12+40 to 20+80
42	Sanitary Access Plan and Profile Sta. 20+80 to 24+80
43	Trails Plan
44	Grading Plan
45	Sanitary Sewer Details
46	Sanitary Sewer Details (2)
47	Waterline Details
48	Waterline Details (2)
49	Roadway Details
50	Roadway Details (2)
51	Lift Station Details

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

UNCC 1-800-922-1987

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HARPEL
44306
PROFESSIONAL ENGINEER
9/1/2026

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2	Per District Review Comments	1/27/26	MG
3	Per District's April Review Comments	6/18/26	MG
4	Per 8/11/2026 MCB/MSD (HDR) Comments	8/18/26	MG
5	Per 8/21/2026 MCB/MSD (HDR) Comments	9/1/26	MG

Project Milestone: Combined PUD & Subdivision Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-Admin

Title:

Cover Sheet

Dwg No.

1

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Vt-Dwgs\Civil\S-Final\Pros-Admin.dwg Plotted: 9/7/2026 12:25 PM By: Mark Gaydek

LEGEND

LINETYPES

EXISTING	PROPOSED	DESCRIPTION
T — OH	T — OH	OVERHEAD TELEPHONE LINE
T	T	UNDERGROUND TELEPHONE LINE
G	G	LOW PRESSURE GAS LINE
HPG	G — HP	HIGH PRESSURE GAS LINE
C	C	UNDERGROUND CABLE TELEVISION LINE
C — OH	C — OH	OVERHEAD CABLE TELEVISION LINE
E	E	UNDERGROUND ELECTRICAL LINE
E — OH	E — OH	OVERHEAD ELECTRICAL LINE
		STORM DRAIN LINE
W	W	WATER LINE
WS	WS — WS	WATER SERVICE LINE
S	S	SANITARY SEWER LINE
SS	SS — SS	SANITARY SEWER SERVICE LINE
FO	FO	FIBER OPTIC LINE
IRR	IRR	IRRIGATION LINE
		DRAINAGE SWALE FLOWLINE
		BARBED–WIRE FENCE LINE
		FENCE OR GATE
SF	SF — SF	SILT FENCE
		CULVERT & FES
		EDGE OF ASPHALT
		EDGE OF CONCRETE
		EDGE OF WATER
		CENTERLINE
		ROCK WALL
		CONTOURS
		RIGHT–OF–WAY
		VEGETATION
LDA	LDA	LIMITS OF DISTURBED AREA
		RAILROAD TRACKS
		TOP OF CUT
		TOP OF FILL
		EASEMENT
AE		ACTIVITY ENVELOPE
BE		BUILDING ENVELOPE

SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		DECIDUOUS TREE
		CONIFEROUS TREE
		MONUMENT MARKER
		CONTROL POINT
C E FO G S T U W		MARKERS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
C E FO / T TR U	C E FO / T TR U	PEDESTALS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
D E FO IR / S T U W		MANHOLES (DRAINAGE, ELEC, FIBER, IRRIGATION, SANITARY, TELEPHONE, UNKNOWN, WATER)
C E FO / T TR U	C E FO / T TR U	VAULTS/HANDHOLES (CATV, ELEC, FIBER, TELE, TRAFFIC, UNKNOWN)
ET	ET	ELECTRIC TRANSFORMER
GV	GV	GAS VALVE
SV	SV	SANITARY VALVE
ICV	ICV	IRRIGATION CONTROL VALVE
		WATER VALVE
		WATER SHUTOFF VALVE
		FIRE HYDRANT
G W S	G W S	VENTS(GAS,WATER,SEWER,MISC.)
GM EM WM	GM EM WM	METERS (GAS, ELECTRIC, WATER)
G	G	GAS WELL
M	M	MONITORING WELL
W	W	WATER WELL
CO	CO	CLEAN–OUT
P	P	PROPANE TANK (ABOVE GROUND)
P	P	PROPANE TANK (UNDERGROUND)
HV AC	HV AC	HEATING/AIR CONDITIONING UNIT
		WATER SPIGOT
ICB	ICB	IRRIGATION CONTROL BOX
		IRRIGATION HEADGATE
SPR	SPR	IRRIGATION SPRINKLER HEAD
		PVC PIPE
		FLAG POLE
		UTILITY POLE
		GUY WIRE
		STREET LIGHT POLE
		TRAFFIC LIGHT POLE
		FLOOD LIGHT
		SIGN
MB	MB	MAILBOX
		BOLLARD OR GATE POST
SB		SOIL BORING LOCATION
TP		TEST PIT LOCATION
R		LARGE ROCK/BOULDER
		"T" POST
		SATELLITE DISH
		TRANSITION FROM SPILL TO CATCH GUTTER
		MINIMUM 4" TOP SOIL OR SPECIFIED ALTERNATIVE
		CHANGE IN SUE LEVEL
		UTILITY POTHOLE LOCATION

ABBREVIATIONS

@	AT
°	DEGREE
ø	DIAMETER
#	NUMBER
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
ABUT	ABUTMENT
ACP	ASBESTOS CEMENT PIPE
ADA	AMERICANS W/ DISABILITIES ACT
ALT	ALTERNATE
AP	ANGLE POINT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AS	ASPHALT
ASD	ALLOWABLE STRESS DESIGN
ASPH	ASPHALT
BCKF	BACK FACING
BLKF	BLOCK FACING
BLM	BUREAU OF LAND MANAGEMENT
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES
BP	BEGIN PROJECT, BEGINNING POINT
BT	BEGIN TRANSITION
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C	CURB
CBC	CONCRETE BOX CULVERT
CC	CURB CUT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CDPHE	COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COR	CORNER
CU	CUBIC
CY	CUBIC YARD
D	DEEP
DEG	DEGREES
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DRAIN
DTM	DIGITAL TERRAIN MODEL
DW	DRIVEWAY
DWG	DRAWING
E	EASTING
EA	EACH
EB	EAST BOUND
EG	EXISTING GRADE
EL	ELEVATION
ELEV	ELEVATION
EM	EMERGENCY
EOA	EDGE OF ASPHALT
EOD	EDGE OF DRIVEWAY
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
EP	END PROJECT, END POINT
EPA	ENVIRONMENTAL PROTECTION AGENCY
ES	ELECTRIC SERVICE
ESMT	EASEMENT
EST	ESTIMATE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FL	FLOWLINE
FM	FORCE MAIN
FOW	FACE OF WALL
FT	FEET
G	GAS
GAL	GALLONS
GB	GRADE BREAK
GIS	GEOGRAPHICAL INFORMATION SYSTEM
GPM	GALLONS PER MINUTE
GPS	GLOBAL POSITIONING SYSTEM
GR	GRAVEL
GRAV	GRAVEL
GS	GAS SERVICE
GV	GATE VALVE
HCL	HORIZONTAL CONTROL LINE
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIXED ASPHALT
HORIZ	HORIZONTAL
HP	HIGH POINT
HWY	HIGHWAY
HYD	HYDRANT
ID	INSIDE DIAMETER
INT	INTERSECTION
INV	INVERT
IP	INLET PROTECTION
JB	JUNCTION BOX
KIP	THOUSAND POUNDS
KW	KILOWATT
L	LEFT
LGTH	LENGTH
LB	POUNDS
LB/FT	POUNDS PER FOOT
LF	LINEAR FOOT
LP	LOW POINT
LS	LIFT STATION
LSA	LANDSCAPED AREA
LT	LIGHT POLE
LUM	LUMINARY
M	METERS
MAT'L	MATERIAL
MAX	MAXIMUM
MCBWSD	MT. CRESTED BUTTE WATER & SANITATION DISTRICT
MH	MANHOLE
MHT	METHOD OF HANDLING TRAFFIC
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MCALLIG
MLW	MASONRY LANDSCAPE WALL
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MW	MONITORING WELL
N	NORTHING
N/A	NOT APPLICABLE
NAT	NATIVE GRASS AREA
NAVD	NORTH AMERICAN VERTICAL DATUM
NB	NORTH BOUND
NE	NORTHEAST
NEPA	NATIONAL ENVIRONMENTAL POLICY ACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929
NIP	NAIL IN PLACE
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
O/S	OFFSET
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OP	OUTLET PROTECTION
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PED	PEDESTRIAN
PERM	PERMANENT
PG	PAGE
PGL	PROFILE GRADE LINE
PH	PHASE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PM	PROJECT MANAGER
PNT	POINT
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PUD	PLANNED UNIT DEVELOPMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
Q	PEAK DISCHARGE
QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
QTY	QUANTITY
R	RIGHT
R–R	REMOVE AND REPLACE
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
REQ	REQUIRED
REVEG	REVEGETATE
ROW	RIGHT OF WAY
RP	RADIUS POINT
RW	RETAINING WALL
SAN	SANITARY
SB	SOUTH BOUND
SCF	SEDIMENT CONTROL FENCE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SECT	SECTION
SF	SQUARE FEET
SHLDR	SHOULDER
SL	SANITARY SEWER LINE
SMH	SANITARY SEWER MANHOLE
SOD	GRASS AREA
SS	SANITARY SEWER SERVICE
SSD	STOPPING SIGHT DISTANCE
STA	STATION
STBK	SETBACK
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
T	TREAD STAIRS
TAN	TANGENT
TBLK	THRUST BLOCK
TC	TOP OF CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TCP	TRAFFIC CONTROL PLAN
TELE	TELEPHONE
TEMP	TEMPORARY
TP	TOP OF PIPE
TRANS	TRANSITION
TRFLG	TRAFFIC FLANGE OF FIRE HYDRANT
TW	TOP OF WALL
TYP	TYPICAL
UCTV	UNDERGROUND CABLE TELEVISION LINE
UE	UNDERGROUND ELECTRIC LINE
UG	UNDERGROUND GAS LINE
USACE	US ARMY CORPS OF ENGINEERS
USGS	US GEOLOGICAL SURVEY
UT	UNDERGROUND TELEPHONE LINE
VC	VERTICAL CURVE
VP	VALLEY PAN
VTC	VEHICLE TRACKING CONTROL
W	WIDE
W/	WITH
WB	WEST BOUND
WL	WATER LINE
WS	WATER SERVICE
WQCD	WATER QUALITY CONTROL DIVISION
WS	WATER SERVICE
X–S	CROSS SLOPE
YD	YARD

HATCHING

EXISTING	PROPOSED	DESCRIPTION
		ASPHALT MILLING
		ASPHALT
		CONCRETE SURFACING (PLAN VIEW)
		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE–ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
9/17/26
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Project Milestone: Combined PUD & Subdivision Construction Set		
2			
3			

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-Admin

Title:

Legend and Abbreviations

Dwg No.

2

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\00-prospect\gcm2\01-Design\Civil\5-Final\Pros-Admin.dwg Plotted: 9/17/2026 12:25 PM By: Mark Gayeski

GENERAL REQUIREMENTS

1. WORK SHALL MEET STANDARDS SET BY THE PROJECT'S JURISDICTIONS OF AUTHORITY. THIS INCLUDES BUT IS NOT LIMITED TO HOA STANDARDS, SPECIAL DISTRICT STANDARDS, TOWN STANDARDS, COUNTY STANDARDS, AND STATE STANDARDS.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS, CURRENT APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
3. ALL WORK SHALL BE DONE TO THE HORIZONTAL AND VERTICAL INFORMATION SHOWN ON THE PLANS. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
4. THE DESIGN IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THIS INCLUDES BUT IS NOT LIMITED TO SITE CONDITIONS, FEATURES AND STRUCTURES, AND TOPOGRAPHICAL INFORMATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS OF THE CONDITIONS TO BE ENCOUNTERED DURING CONSTRUCTION.
5. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
6. LIMITS OF CONSTRUCTION SHALL BE 5' BEYOND GRADING LIMITS, BASE OF FILL SLOPES OR TOP OF CUT SLOPES, AND 20' EITHER SIDE OF THE CENTERLINE OF UTILITY INSTALLATIONS, BUT NOT BEYOND FENCE LINE, EASEMENT OR RIGHT-OF-WAY. PROJECT LIMITS SHALL ALSO INCLUDE ANY DESIGNATED BORROW AREAS, EXCAVATION DISPOSAL AREAS AND MATERIAL OR TOPSOIL STOCKPILE AREAS.
7. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.
8. WORK INSIDE PUBLIC RIGHT-OF-WAY WILL REQUIRE APPROVAL FROM THE JURISDICTION OF AUTHORITY PRIOR TO CONSTRUCTION. USE OF PRIVATE PROPERTY FOR THE PROJECT OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE ENGINEER PRIOR TO USAGE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY PERFORMING ALL WORK IN ACCORDANCE WITH APPLICABLE OSHA STANDARDS AND REGULATIONS.
10. THE ENGINEER AND OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
11. ALL PUBLIC AND PRIVATE UTILITY OWNERS SHALL BE NOTIFIED AT LEAST 48 HOURS (OR AS REQUIRED BY UTILITY COMPANIES) PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER AND THEIR ASSIGNED REPRESENTATIVE. THE OWNER AND THEIR ASSIGNED REPRESENTATIVE RESERVE THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO THE PLANS OR SPECIFICATIONS.
13. PROJECT ACCEPTANCE TESTING WILL BE PERFORMED BY THE OWNER. CONTRACTOR SHALL PROVIDE 48 HOUR MINIMUM NOTICE FOR REQUIRED TESTS.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE A SUFFICIENT NUMBER OF PRE-CONSTRUCTION PHOTOGRAPHS/VIDEOS TO RESOLVE ANY DISPUTES, WHICH MAY ARISE REGARDING THE CONDITIONS PRIOR TO AND SUBSEQUENT TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE PRE-CONSTRUCTION PHOTOGRAPHS/VIDEOS TO THE ENGINEER PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL IDENTIFY ANY APPARENT POTENTIAL PROBLEMS AT THAT TIME.
15. PROGRESS AND RECORD PHOTOGRAPHS/VIDEOS SHALL BE PROVIDED BY THE CONTRACTOR TO RESOLVE DISPUTES AND TO DOCUMENT THE WORK PERFORMED AS A SUPPLEMENT TO THE RECORD DRAWINGS. IN GENERAL, ANY PHOTOGRAPHS/VIDEOS SHOULD BE SUFFICIENT TO SHOW THAT ALL WORK WAS PROPERLY COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
16. GEOTECHNICAL SUBSOIL STUDIES PROVIDED BY CTL-THOMPSON (970)945-2809, PROJECT NO. GS04599-125 DATED NOVEMBER 2, 2005. THE CONTRACTOR SHALL PERFORM EXCAVATION, BACKFILL AND OTHER EARTHWORK ACTIVITIES IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE GEOTECHNICAL SUBSOIL STUDY.
17. SUBMITTALS SHALL BE PROVIDED FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL ITEMS HAVING DIMENSIONAL REQUIREMENTS. MATERIALS SUBMITTALS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THE ENGINEER'S REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ACCURACY, PROPER FIT OR PROPER FUNCTIONING AND PERFORMANCE OF THE WORK.
18. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP AND LAYOUT DRAWINGS, PRODUCT DATA, SAMPLES, MATERIALS, MANUALS AND PLANS PRIOR TO SUBMITTING TO THE ENGINEER. APPROVAL BY THE CONTRACTOR INDICATES THAT THEY HAVE VERIFIED ALL MATERIALS AND FIELD MEASUREMENTS WITH THOSE SHOWN ON THE DRAWINGS. APPROVAL ALSO INDICATES THAT THE CONTRACTOR HAS COORDINATED INFORMATION CONTAINED IN THE SUBMITTAL WITH WORK REQUIREMENTS OF ALL TRADES AND WITH THE CONTRACT DOCUMENTS.
19. AT NO TIME SHALL MATERIALS BE SUBSTITUTED FOR THOSE SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO RELATED CONSTRUCTION AT THE SITE. ANY DEVIATION FROM THE DRAWINGS AND SPECIFICATIONS SHALL BE ACCOMPANIED BY WRITTEN APPROVAL OF THE ENGINEER.
20. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FACILITIES FOR THEIR OWN CONVENIENCE OR TO MEET LOCAL, STATE OR FEDERAL REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER, SANITARY WASTE FACILITIES, POWER, TELEPHONE, INTERNET, ETC. SANITARY FACILITIES SHALL BE LOCATED ON SITE AND SHALL BE FULLY OPERATIONAL BEFORE CONSTRUCTION CAN BEGIN. SANITARY FACILITIES SHALL BE FIRMLY SECURED AGAINST OVERTURNING AND SHALL BE PLACED AWAY FROM FLOW LINES OF STREETS, SWALES, RAIN GARDENS AND AWAY FROM INLETS. THE COST OF THESE FACILITIES WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
21. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY CLEANING OF THE JOB SITE DURING AND AFTER CONSTRUCTION. A CONTINUING EFFORT SHALL BE MADE THROUGH THE DURATION OF THE CONTRACT TO KEEP ALL AREAS CLEAN AND FREE OF ALL RUBBISH, REMOVED VEGETATION, CONSTRUCTION WASTE, EMPLOYEE WASTE, AND OTHER OBJECTIONABLE MATERIALS GENERATED FROM THE PROJECT. WEEDS SHALL BE REMOVED IN DISTURBED AREAS PRIOR TO THEIR PRODUCING SEED AND PRIOR TO FINISHED GRADING AND LANDSCAPING INSTALLATION.
22. FINAL CLEAN-UP MUST BE APPROVED AND ACCEPTED BY THE OWNER BEFORE THE CONTRACT MAY BE CONSIDERED COMPLETE.
23. THE CONTRACTOR SHALL MAINTAIN TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.

SURVEY NOTES

1. SOURCE OF MAPPING: EXISTING FIELD CONDITIONS WERE GENERATED BY A SURVEY PERFORMED BY SGM, GUNNISON, CO.
2. THE DESIGN ELECTRONIC CAD FILE MAY BE PROVIDED TO THE CONTRACTOR FOR CONSTRUCTION STAKING. CONTRACTOR SHALL ACCEPT THE LIMITATIONS PROVIDED BY THE ENGINEER PRIOR TO USE OF THE ELECTRONIC CAD DATA. CONSTRUCTION SHOULD NOT COMMENCE UNTIL STAKING HAS BEEN APPROVED BY THE OWNER OR ENGINEER AND ANY DISCREPANCIES, INCONSISTENCIES, OR ERRORS ARE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. PROPERTY LINES, MONUMENTS, BENCHMARKS, SURVEY CONTROL, AND ADDITIONAL HISTORIC SURVEY INFORMATION CANNOT BE REMOVED FOR CONSTRUCTION. DISTURBED SURVEY ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE RESTORED BY A STATE OF COLORADO LICENSED LAND SURVEYOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
5. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.

PERMITS

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK AND SHALL COMPLY WITH THE PERMIT CONDITIONS. REQUIRED PERMITS INCLUDE, BUT NOT LIMITED TO, GRADING PERMIT, CONSTRUCTION DEWATERING PERMIT, AND CONSTRUCTION STORMWATER PERMIT.
2. ANY PUMPING OF WATER MAY REQUIRE A DISCHARGE PERMIT FROM CDPHE WATER QUALITY CONTROL DIVISION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONLY CLEAN WATER THAT HAS NOT PICKED UP SEDIMENT FROM THE WORK AREA SHALL BE DISCHARGED FROM THE SITE WITHOUT PRIOR TREATMENT. WATER CONTAINING ELEVATED LEVELS OF SEDIMENT SHALL BE TREATED PRIOR TO DISCHARGE USING BEST MANAGEMENT PRACTICES AS APPROVED BY THE ENGINEER. CONDITIONS OF THE PERMIT INCLUDING MONITORING AND REPORTING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
3. REFER TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) LOW RISK DISCHARGE GUIDANCE DOCUMENT – DISCHARGE OF UNCONTAMINATED GROUNDWATER TO LAND https://www.colorado.gov/pacific/sites/default/files/WQ%20LOW%20RISK%20GW.pdf

ACCESS AND PROTECTION REQUIREMENTS

1. PROPERTY OWNER ACCESS SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR.
2. TRAFFIC CONTROL IS NECESSARY, INCLUDING PEDESTRIAN AND TRAIL TRAFFIC CONTROL. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY AND IN COORDINATION WITH VAIL RESORTS AND THE PROJECT ENGINEER. TRAFFIC CONTROL PLAN SHALL INCLUDE METHODS OF HANDLING TRAFFIC (MHTs) APPLICABLE TO THE WORK.
3. ALL CONSTRUCTION TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN PEDESTRIAN AND ADA COMPLIANT ACCESS DURING CONSTRUCTION.
5. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY OUTSIDE OF APPROVED WORKING HOURS. THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND OTHER OBSTRUCTIONS FROM THE PUBLIC RIGHT-OF-WAY.AT THE END OF EACH DAY'S WORK AND AT OTHER TIMES WHEN CONSTRUCTION OPERATIONS ARE SUSPENDED FOR ANY REASON.
6. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL TREES, BUSHES, AND EXISTING IMPROVEMENTS INSIDE AND OUTSIDE THE LIMITS OF WORK NOT CALLED OUT FOR REMOVAL OR REPLACEMENT.
7. TREES AND VEGETATION SHALL BE PROTECTED WITH INSTALLATION OF CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. TREES AND VEGETATION THAT ARE NOTED FOR PROTECTION AND DAMAGED SHALL BE REPLACED AT THE CONTRACTOR'S COST.
8. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL AFFECTED OR DAMAGED LANDSCAPING, INCLUDING IRRIGATION, WITH SIMILAR MATERIALS AND PLANTS. SOD SHALL BE USED TO REPLACE LAWN.
9. THE CONTRACTOR SHALL PROTECT THE EXISTING DRAINAGE STRUCTURES AND REROUTE ANY RUNOFF AS NECESSARY DURING CONSTRUCTION ACTIVITIES TO PREVENT EROSION AND DAMAGE.
10. ALL EXISTING UTILITIES, EITHER UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO, OR INTERRUPTION OF SERVICES CAUSED BY THE CONSTRUCTION.

TEMPORARY EROSION CONTROLS MEASURES

1. THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES (A.K.A. BEST MANAGEMENT PRACTICES OR BMPs), TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY SITE GRADING OR EXCAVATION ACTIVITIES. CONTRACTOR SHALL ALSO IMPLEMENT APPROPRIATE CONTROL MEASURES FOR PROTECTION OF WETLANDS, SENSITIVE HABITAT, AND EXISTING VEGETATION FROM GROUND DISTURBANCE AND OTHER POLLUTANT SOURCES BEFORE CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE, INCLUDING ALL BMP'S, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT, AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OR SNOW MELT THAT MAY CAUSE SURFACE EROSION.
4. THE CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ONSITE AND AVAILABLE FOR REVIEW. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE CONSTRUCTION STORMWATER PERMIT.
5. CONTROL MEASURES SHALL BE MAINTAINED, INCLUDING REMOVAL OF COLLECTED SEDIMENT WHEN SILT DEPTH IS 50 PERCENT OR MORE OF THE EFFECTIVE HEIGHT OF THE EROSION CONTROL DEVICE. DAMAGES RESULTING FROM FAILURE TO MAINTAIN CONTROL MEASURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE STORMWATER MANAGEMENT PLAN SHALL BE UPDATED TO REFLECT NEW OR REVISED CONTROL MEASURES DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE CONSTRUCTION SITE. UPDATES MUST BE MADE WITHIN 72 HOURS FOLLOWING THE CHANGE IN CONTROL MEASURES.
7. VEHICLE TRACKING PADS SHALL BE USED AT ALL VEHICLE AND EQUIPMENT EXIT POINTS FROM THE SITE TO PREVENT SEDIMENT EXITING THE LIMITS OF CONSTRUCTION OF THE PROJECT SITE. WHENEVER SEDIMENT COLLECTS ON THE PAVED SURFACE, THE SURFACE SHALL BE CLEANED. STORM DRAIN INLET PROTECTION SHALL BE IN PLACE BEFORE SHOVELING, SWEEPING OR VACUUMING. SWEEPING SHALL BE COMPLETED WITH A PICKUP BROOM OR EQUIPMENT CAPABLE OF COLLECTING SEDIMENT. STREET WASHING WILL NOT BE ALLOWED.
8. ERODIBLE STOCKPILES (INCLUDING TOPSOIL) SHALL BE CONTAINED WITH ACCEPTABLE CONTROL MEASURES AT THE TOE OF THE STOCKPILE THROUGHOUT CONSTRUCTION. STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH HAY OR STRAW MULCH WITH TACKIFIER, BONDED FIBER MATRIX, HYDRAULIC MULCH WITH TACKIFIER OR SPRAY-ON MULCH BLANKET.
9. PERMANENT STABILIZATION REQUIREMENTS SHALL BE COMPLETED WITHIN 4 DAYS OF PLACEMENT OF THE TOPSOIL. PERMANENT STABILIZATION IS THE COVERING OF DISTURBED AREAS WITH TOPSOIL, SEEDING, MULCHING WITH TACKIFIER AND SOIL RETENTION COVERINGS.
10. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND ANY OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT PROTECTION TO CONTAIN POTENTIAL SPILLS.
11. A CONSTRUCTED CONCRETE WASHOUT OR PREFABRICATED CONCRETE WASHOUT STRUCTURE THAT WILL CONTAIN WASHOUT FROM CONCRETE PLACEMENT, CONSTRUCTION EQUIPMENT CLEANING OPERATIONS AND RESIDUE FROM CUTTING, CORING, GRINDING, AND HYDRODEMOLITION MUST BE PROVIDED AND MAINTAINED.
12. ALL DRAINAGE STRUCTURES ARE TO BE PROTECTED BY EROSION AND SEDIMENT CONTROL MEASURES.
13. DUST MITIGATION SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE AND WHEN REQUIRED. SWEEPING AND CLEANING STREETS AND SIDEWALKS DURING THE CONSTRUCTION WILL BE DIRECTED BY THE AFFECTED JURISDICTIONS AND PERFORMED AS NECESSARY BY THE CONTRACTOR.

ASPHALT PAVING

1. A TACK COAT OF EMULSIFIED ASPHALT (SLOW-SETTING) SHALL BE APPLIED AT THE FOLLOWING LOCATIONS:
   - 1.1. BEFORE PLACING NEW PAVEMENT OVER EXISTING PAVEMENT
   - 1.2. ALONG THE FACE OF ALL EXISTING PAVEMENT, AND ALL SURFACES AGAINST WHICH ASPHALT IS TO BE PLACED BETWEEN PAVEMENT COURSES
   - 1.3. PREPARED BASE COURSES SHALL BE TACK COATED AT CONTRACTOR'S EXPENSE IF THE SURFACE HAS DETERIORATED DUE TO TRAFFIC, WEATHER OR TIME LAPSE BETWEEN SURFACE PREPARATION AND PLACEMENT OF BITUMINOUS MATERIALS, AS DIRECTED BY THE ENGINEER.
2. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT (SLOW-SETTING) AND 1 PART WATER. APPLICATION RATE SHALL BE 0.1 GALS/SQ.YD.
3. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE SURFACES TO BE TACK COATED. SURFACES SHALL BE APPROVED BY ENGINEER PRIOR TO TACK COATING. CLEANING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
4. THE FOLLOWING SHALL BE USED WITH EACH BITUMINOUS PAVER:
   - 4.1. A SKI-TYPE DEVICE AT LEAST 30 FEET IN LENGTH.
   - 4.2. B SHORT SKI OR SHOE.
5. ASPHALT MIX SHALL SX (75) 58-28 OR APPROVED BY THE ENGINEER.
6. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED TO THE FULL AVAILABLE WIDTH WITHIN EACH PHASE OF CONSTRUCTION BEFORE THE SUCCEEDING LAYER IS PLACED.
7. WHERE NEW PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE USING A PAVEMENT-CUTTING SAW AND MILLED TO A DEPTH OF 2" OVER 24" WIDE, OR OTHER METHOD AS APPROVED BY THE ENGINEER. VERTICAL EDGES SHALL NOT REMAIN OVERNIGHT. THE WORK WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

CONCRETE CONSTRUCTION

1. CONCRETE FOR SIDEWALKS, DRIVEWAYS, CURBS AND GUTTERS SHALL BE CDOT CLASS B OR D. APPROVED MACRO-FIBER REINFORCEMENT MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
2. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
4. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT REQUIRED GRADES FROM BEING ACHIEVED.
5. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
6. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN IN THE PLANS MAY BE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPES NOT IN CONFORMANCE WITH THE JURISDICTIONAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.

EARTHWORK

1. TOPSOIL IS TO BE STRIPPED PRIOR TO COMMENCING ROUGH GRADING. STRIPPED TOPSOIL GENERATED ONSITE IS TO BE STOCKPILED AND USED FOR RE-VEGETATION.
2. ANY OPEN EXCAVATION LEFT UNATTENDED SHALL BE BARRICADED OR FENCED OFF BY THE CONTRACTOR.
3. IF BEDROCK IS ENCOUNTERED CONTACT ENGINEER BEFORE PROCEEDING WITH WORK IN AREA OF BEDROCK.
4. IF GROUNDWATER IS ENCOUNTERED CONTACT ENGINEER BEFORE PROCEEDING WITH WORK IN AREA OF GROUNDWATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION ON ABUTTING PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MEETING REQUIREMENTS OF CDPHE WATER QUALITY CONTROL DIVISION DEWATERING PERMIT FOR ANY DEWATERING DISCHARGES.
5. ONSITE NATIVE MATERIAL CAN BE USED FOR STRUCTURAL BACKFILL IF APPROVED BY THE GEOTECHNICAL, CIVIL AND STRUCTURAL ENGINEERS, AS APPLICABLE. MATERIAL SHALL BE SCREENED, PLACED IN LIFTS AND COMPACTED PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
6. THE CONTRACTOR SHALL CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE E.P.A.
7. ANY MATERIAL NOT SUITABLE FOR EMBANKMENT OR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AS PART OF THE WORK.
8. ALL MATERIALS REQUIRING COMPACTION MUST MEET APPLICABLE CDOT EMBANKMENT OR STRUCTURAL BACKFILL STANDARDS.
9. PLACEMENT OF AGGREGATE BASE COURSE OR PAVING SHALL NOT BEGIN UNTIL THE ENGINEER HAS APPROVED THE SUBGRADE. EXISTING SUBGRADE MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED AND RECOMPACTED. THE SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF ANY SUBSEQUENT STRUCTURAL LAYERS. AREAS THAT DEFORM UNDER HEAVY WHEEL LOADS AS DETERMINED BY THE ENGINEER ARE NOT STABLE AND SHALL BE REMOVED AND REPLACED TO ACHIEVE A STABLE SUBGRADE. THE ENGINEER SHALL APPROVE THE TYPE AND WEIGHT OF THE VEHICLE TO BE USED FOR THE PROOF ROLL. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY FOR THE PROOF ROLL. PROOF ROLLING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
10. WATER FOR COMPACTION WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
11. MOISTURE DENSITY CONTROL WILL BE REQUIRED FOR FULL DEPTH OF EMBANKMENTS AND AGGREGATE BASE COURSE IN PAVED AREAS.
12. ENSURE THAT DRAINAGE IS AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS A MINIMUM OF 6 INCHES IN THE FIRST 10' OR 3 INCHES IN THE FIRST 10' IN PAVED OR CONCRETE AREAS, OR AS DIRECTED IN THE GEOTECHNICAL REPORT.

DEMOLITION AND REMOVALS

1. ALL SIGNS REMOVED FROM THE RIGHT-OF-WAY DURING CONSTRUCTION WILL BE STORED ONSITE OR RETURNED TO THE JURISDICTION, AS DIRECTED. CONTRACTOR TO RECORD PHOTOS OF THE AREA AND REINSTALL SIGNS TO THEIR ORIGINAL LOCATION.
2. SAWCUT ALL ASPHALT AND CONCRETE PAVEMENT TO BE REMOVED. FINAL LIMITS OF REQUIRED SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
3. ALL EXCESS MATERIALS GENERATED FROM THE SITE ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY.

REVEGETATION

1. DISTURBED AREAS SHALL BE REVEGETATED.
2. DISTURBED AREAS SHALL BE FINE GRADED AND RAKED TO REMOVE ALL ROCKS OVER THREE INCHES IN DIAMETER. PLACE TOPSOIL TO A DEPTH OF FOUR TO SIX INCHES ON ALL DISTURBED AREAS.
3. SOIL RETENTION BLANKETS SHALL BE INSTALLED ON SLOPES STEEPER THAN 2H:1V.
4. RESEED DISTURBED AREAS ACCORDING TO THE SEED MIX AND APPLICATION RATE SPECIFIED BY THE RMBL.
5. SEEDING MATERIAL TO BE USED FOR RECLAMATION: PROSPECT ELEVATION SPECIFIC SEED MIX AS DETERMINED BY RMBL.

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
44306
TYLER JAMES HOWE
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH PE:
File: Pros-Admin

Title: General Notes (1)

Dwg No. 3

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\01-prospectgcm2\14-Dwgs\Civil\3-Final\Pros-Admin.dwg Plotted: 9/1/2026 12:39 PM By: Mark Goyeski

EXISTING UTILITY NOTES (NON-SUE)

EXISTING UTILITY NOTES – NON "SUE-REQUIRED PROJECT"

1. THIS IS NOT A "SUBSURFACE UTILITY ENGINEERING-REQUIRED PROJECT," AS SET FORTH IN THE 8/8/2018 COLORADO STATE LAW. SEE CHECKLIST BELOW FOR ENGINEER'S BASIS FOR THIS DETERMINATION. (NOTE: A PROJECT MUST MEET ALL 4 CONDITIONS)

COLORADO REVISED STATUTES (CRS) 2018 TITLE 9-1.5-102 SUBSURFACE UTILITY ENGINEERING (SUE) REQUIRED PROJECT COMPLIANCE CHECKLIST

1	9-1.5-102-6.8.A	PROJECT INVOLVES CONSTRUCTION CONTRACT WITH A PUBLIC ENTITY		YES	X	NO
2	9-1.5-102-6.8.B	PROJECT INVOLVES PRIMARILY HORIZONTAL CONSTRUCTION AND DOES NOT INVOLVE PRIMARILY THE CONSTRUCTION OF BUILDINGS	X	YES		NO
3A	9-1.5-102-6.8.C.I.A	EXCAVATION FOOTPRINT EXCEEDS 2-FEET DEPTH AND IS A CONTIGUOUS 1,000-SQUARE FEET; OR	X	YES		NO
3B	9-1.5-102-6.8.C.I.B	INVOLVES UTILITY BORING		YES	X	NO
4	9-1.5-102-6.8.D	PROJECT REQUIRES THE DESIGN SERVICES OF A LICENSED PROFESSIONAL ENGINEER (P.E.)	X	YES		NO
SUMMARY	9-1.5-103-2.4	REQUIRED TO MEET OR EXCEED THE ASCE 38 STANDARD AND CO SUE LAW?		YES	X	NO

2. EXISTING UTILITIES ARE DEPICTED ACCORDING TO THE BEST AVAILABLE INFORMATION THAT WAS PROVIDED BY THE UTILITY OWNERS AND SURFACE FEATURES AT THE TIME OF THE SURVEY. RELIANCE UPON THIS UTILITY DATA FOR RISK MANAGEMENT PURPOSES DOES NOT RELIEVE THE PROJECT OWNER, CONTRACTOR, OR UTILITY COMPANY FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND/OR PROCEDURES DURING EXCAVATION. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 800-922-1987, TO VERIFY EXISTING UTILITIES AND HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES.
3. OTHER UTILITIES MAY BE PRESENT WHICH WERE NOT IDENTIFIED IN THIS PLAN SET OR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE DUE-DILIGENCE AND ENACT GOOD PRACTICES WHEN EXCAVATING NEAR POTENTIAL CONFLICT AREAS AND REDUCE POTENTIAL DAMAGE TO UTILITIES AS MUCH AS POSSIBLE.
4. SHOULD THE CONTRACTOR ENCOUNTER UNKNOWN AND/OR ABANDONED UTILITIES THE CONTRACTOR SHALL VERIFY WITH THE RESPECTIVE UTILITY OWNER THAT THE UTILITY IS INACTIVE/ABANDONED BEFORE REMOVAL FROM THE WORK AREA
5. THE CONTRACTOR SHALL COMPLY WITH COLORADO REVISED STATUTES (CRS) 2018, TITLE 9, ARTICLE 1.5-103 (10), "ALL NEW UNDERGROUND FACILITIES, INCLUDING LATERALS UP TO THE STRUCTURE OR BUILDING BEING SERVED, INSTALLED ON OR AFTER 8/8/2018, MUST BE ELECTRONICALLY LOCATABLE WHEN INSTALLED."

GENERAL PROPOSED UTILITY NOTES

THE CONTRACTOR SHALL ENSURE PIPES ARE FREE OF GRAVEL AND DEBRIS PRIOR TO BEING INSTALLED IN THE TRENCH. IF THE PIPE IS DIRTY, HAS GRAVEL OR DEBRIS INSIDE, OR HAS SAT UNUSED FOR A LONG PERIOD OF TIME, THE PIPE WILL REQUIRE CLEANING PRIOR TO INSTALLATION.

1. FOLLOW ALL COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT (CDPHE) REGULATIONS FOR WATER AND SEWER LINE CROSSINGS.
2. REFER TO EACH SPECIFIC MUNICIPALITY'S, SPECIAL DISTRICT, OR RESPECTIVE UTILITY OWNER'S STANDARDS AND SPECIFICATIONS FOR APPROVED MATERIALS AND EQUIPMENT AS WELL AS OTHER REQUIREMENTS THAT MAY NOT BE INCLUDED IN THESE NOTES.
3. ALL WORK TO BE DONE IN STRICT COMPLIANCE WITH RESPECTIVE UTILITY COMPANY REQUIREMENTS. REFER TO THE UTILITY OWNER CONTACT TABLE FOR KNOWN UTILITY OWNERS WITHIN THE AREA.
4. PROVIDE CONDUIT SIZE AND TYPE PER RESPECTIVE UTILITY COMPANY REQUIREMENTS.
5. PROVIDE CONDUIT STUB A MINIMUM OF 6-INCHES ABOVE FINAL GRADE AT LOCATIONS DESIGNATED FOR PEDESTAL INSTALLATION AND CAP.
6. PROVIDE PULL STRING IN EACH DRY UTILITY CONDUIT.
7. TRANSITION CONDUIT FROM TYPICAL UTILITY TRENCH SPACING TO PROVIDE SEPARATION FROM VERTICAL APPURTENANCES OF DEEPER UTILITIES.
8. UNLESS OTHERWISE SPECIFIED, GAS UTILITY OWNER WILL INSTALL ALL NON-SERVICE LINE GAS PIPING.
9. GAS PIPING SHALL BE BEDDED AND BACK-FILLED THE SAME DAY AS INSTALLED.
10. COMMUNICATIONS COMPANY PROVIDER WILL PROVIDE ANY REQUIRED VAULTS AND PEDESTALS.
11. CONTRACTOR TO INSTALL CONDUIT WITH BEDDING PER UTILITY OWNER SPECIFICATIONS; IF UTILITY COMPANY FAILS TO PROVIDE REQUIREMENTS, BED CONDUIT WITH 3/4-INCH MINUS MATERIAL, 4-INCHES BELOW TO 4-INCHES ABOVE CONDUIT.
12. CONDUIT PULL BOXES WILL BE REQUIRED AS SHOWN ON THE PLANS. IF PULL BOXES ARE NOT SHOWN ON PLANS, PROVIDE THEM AT ALL MAJOR ALIGNMENT/DIRECTION CHANGES AND NO GREATER THAN 300-FEET BETWEEN EACH LOCATION.

SANITARY SEWER:

1. REFER TO THE STANDARDS AND SPECIFICATIONS FOR THE MT. CRESTED BUTTE WATER AND SANITATION DISTRICT FOR THE FULL REQUIREMENTS FOR SANITARY MAINS.
2. SANITARY MAINS SHALL BE INSTALLED WITH A STRAIGHT ALIGNMENT FROM MANHOLE TO MANHOLE UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.
3. THE PLAN VIEW STATIONING IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE OR STRUCTURES. THE LABELED PROFILE DISTANCE AND SLOPE REPRESENTS PIPE LENGTH FROM INVERT OUT TO INVERT IN OF THE PIPE SEGMENTS BETWEEN MANHOLES OR STRUCTURES.
4. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS AND SERVICES (MEASURED OUTSIDE OF PIPE TO OUTSIDE OF PIPE). MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SANITARRY SEWER AND WATER CROSSINGS (MEASURED OUTSIDE OF PIPE TO OUTSIDE OF PIPE).
5. SANITARY SEWER MAINS SHALL CONFORM TO ASTM D 3034, BE GASKETED SDR 35 PVC UNLESS OTHERWISE SPECIFIED ON THE PLANS.
6. MANHOLES SHALL BE SIZED AS SHOWN ON THE PLANS, AND NO SMALLER THAN 48" IN DIAMETER.
7. MANHOLE GRADE ADJUSTMENT RINGS SHALL BE USED TO BRING THE MANHOLE COVER TO THE CORRECT ELEVATION. RINGS SHALL BE FURNISHED IN HEIGHTS TO ALLOW FOR TWO-INCH ADJUSTMENTS. RINGS SHALL BE GROUTED IN PLACE.
8. IN PAVED AREAS: MANHOLE FRAMES AND LIDS SHALL BE INSTALLED TO MATCH THE SLOPE OF THE PAVED AREAS BY SHIMMING THE GRADE RINGS WITH MORTAR. A TWO-INCH ADJUSTING RING IS REQUIRED BETWEEN THE GRAME AND LID IN ALL PAVED AREAS. LID SHALL BE SET FROM 1/4 INCH TO 1/2 INCH BELOW THE PAVEMENT SURFACE.
9. IN GRAVEL AREAS: MANHOLE FRAMES AND LIDS SHALL BE INSTALLED PLUMB AND LEVEL,
10. SERVICE CONNECTIONS TO NEW MAINS SHALL BE MADE WITH FULL-BODIED WYES THAT MEET THE SAME SPECIFICATIONS AS THE SANITARY SEWER MAIN.
11. THE MINIMUM SLOPE FOR A NEW SANITARY SERVICE LINE SHALL BE 2%.
12. ALL MANHOLES SHALL BE LINED WITH SPECTRA SHIELD PER DISTRICT STANDARDS.
13. ALL FORCEMAINS SHALL BE INSTALLED WITH YELLOW 10 GAUGE THHN OR THWN SOLID COPPER TRACER WIRE.

STORM SEWER SEWER:

1. REFER TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWN OF MT. CRESTED BUTTE FOR THE FULL REQUIREMENTS FOR STORM SEWER MAINS.
2. ALL PIPING SHALL BE ADS N-12 HDPE PIPE, UNLESS OTHERWISE SPECIFIED.

WATER DISTRIBUTION

1. THIS PROJECT IS WITHIN MT. CRESTED BUTTE WATER AND SANITATION DISTRICT AND ALL WATER COMPONENTS SHALL CONFORM TO THE LATEST MOUNT CRESTED BUTTE WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THESE PLANS AND THE LATEST MT. CRESTED BUTTE WATER AND SANITATION DISTRICT UTILITY DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION AND RESOLUTION.
2. ALL WETTED COMPONENTS OR THOSE POTENTIALLY TO BE IN CONTACT WITH POTABLE WATER UNDER TYPICAL OPERATING CONDITIONS RELATED TO THE WATERLINE INSTALLATION (PIPE, FITTINGS, VALVES, COATINGS, AND OTHER APPURTENANCES) SHALL BE NSF 61 CERTIFIED.
3. WATER MAINS SHALL BE AWWA C151 CLASS 52 DUCTILE IRON PIPE AND FITTINGS SHALL BE MECHANICAL JOINT TYPE WITH EBAA IRON MEGALUG-TYPE JOINT RESTRAINTS, OR EQUAL UNLESS OTHERWISE NOTED ON PLANS.
4. DUCTILE IRON PIPE MANUFACTURER REFERENCE USED FOR DESIGN ALLOWS FOR CURVATURE OF THE PIPE FOR WATER MAIN UTILIZING A MINIMUM RADIUS OF 230-FEET BY UTILIZING PIPE DEFLECTION OF 5-DEGREES AT EACH JOINT. CONTRACTOR TO PROVIDE SUBMITTAL FOR PIPE THAT ALLOWS THIS AMOUNT OF DEFLECTION AT THE PIPE JOINTS.
5. ALL FITTINGS (BENDS, CROSSES, PLUGS, VALVES AND TEES) SHALL HAVE BOTH CONCRETE THRUST BLOCK (AKA CONCRETE REACTION BLOCK) AND EBAA IRON MEGALUGS, OR EQUAL INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SHOWN ON THE DETAIL SHEETS.
6. ALL FITTINGS (BENDS, CROSSES, PLUGS, VALVES AND TEES) SHALL BE WRAPPED WITH POLYETHYLENE, SEE RELEVANT DETAIL.
7. PLEASE NOTE THAT VERTICAL BENDS OR FITTINGS HAVE DIFFERENT RESTRAINT REQUIREMENTS THAN HORIZONTAL BENDS AND FITTINGS, SEE VERTICAL RESTRAINT DETAIL. NO NEW OR ADDITIONAL VERTICAL BENDS OR FITTINGS SHALL BE ADDED WITHOUT THE APPROVAL OF THE ENGINEER.
8. ALL ABANDONED PORTIONS OF THE SYSTEM MAINLINES SHALL BE PHYSICALLY CUT AND CAPPED WITH 2-LINEAR-FEET OF NON-SHRINK GROUT AT THE NEAREST CONVENIENT LOCATION TO THE NEW SYSTEM OR AS MT. CRESTED BUTTE WATER AND SANITATION DISTRICT PERSONNEL DIRECT. EXISTING FIRE HYDRANTS SHALL BE ABANDONED AND REMOVED FROM THE SITE AFTER NEW HYDRANTS ARE PUT INTO SERVICE. LATERAL HYDRANT PIPE TO BE CUT, CAPPED, AND GROUTED. CUTTING AND GROUTING OF ABANDONED WATERLINES WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN WORK.
9. IT IS THE INTENT OF THESE PLANS TO MINIMIZE OR ELIMINATE SERVICE DISRUPTION AS MUCH AS POSSIBLE. CONTRACTOR SHALL MAINTAIN WATER SERVICE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE SERVICE INTERRUPTIONS WITH THE DISTRICT AND THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AFFECTED RESIDENCES 48 HOURS PRIOR TO DISRUPTION.
10. INSTALLED SYSTEM COMPONENTS SHALL NOT BE CONSIDERED COMPLETED UNTIL NEW MAINS ARE TESTED AND ACCEPTED BY THE MCBWSD.
11. TRACER WIRE IS REQUIRED ON ALL WATER MAINS AND SERVICE LINES. PER STATE LAW, ON ALL NEW UNDERGROUND INSTALLATIONS, TRACER WIRE SHALL BE INSTALLED UP TO THE PROPERTY BEING SERVED, OR THE END/TIE-IN OF THE NEW LINE TO EXISTING.
12. TRACER WIRE SHALL BE AT MINIMUM #10 SOLID COPPER WIRE COATED WITH 45-MIL POLYETHYLENE.
13. TRACER WIRE TEST STATIONS (MODEL GLENN 4) SHALL BE REQUIRED AT ALL FIRE HYDRANTS, AND AS OTHERWISE SPECIFIED ON THE PLANS. CONNECTION POINTS AT VALVES SHALL BE INSTALLED VIA A SMALL HOLE DRILLED IN THE TOP OF THE VALVE BOX.
14. WARNING TAPE: ABOVE ALL WATER MAINS INSTALL A 6-INCH WIDE DETECTABLE ALUMINUM FOIL PLASTIC BACKED TAPE INDICATING A BURIED WATER LINE AND PLACE 18-INCHES BELOW THE SURFACE. THE TAPE MUST BE BLUE IN COLOR AND BE MADE BY THORTEC OR APPROVED EQUAL WARNING TAPE SHALL BE INSTALLED ABOVE ALL NEW SERVICES AS WELL.
15. ALL WATER MAINS SHALL BE INSTALLED WITH A 7-FOOT MINIMUM DEPTH OF COVER AND A 10-FOOT MAXIMUM DEPTH OF COVER PER MCBWSD. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES OR OTHER OBSTRUCTIONS, THE PROPOSED WATER MAIN GRADE CAN BE VARIED PROVIDED THE MINIMUM AND MAXIMUM DEPTHS OF COVER IS MAINTAINED. CONTACT ENGINEER FOR ANY GRADE CHANGES DEVIATING FROM THE PLAN MORE THAN 12-INCHES OR IF THE MINIMUM OR MAXIMUM COVER DEPTHS CAN NOT BE ACHIEVED.
16. ALL CONFLICTS WITH UTILITIES HAVE BEEN SHOWN TO THE BEST AVAILABLE INFORMATION ON THE PLANS. ON CONFLICTS WITH SEWER, 1.5-FOOT MINIMUM SEPARATION SHOULD BE MAINTAINED AT ALL CROSSINGS.
17. A FULL STICK OF WATER MAIN PIPE SHALL BE CENTERED AT THE CROSSING. IT IS PREFERRED FOR THE WATER TO GO ABOVE THE SEWER. INSTANCES WHERE THE DESIGN CAN NOT ACHIEVE 1.5-FEET OF SEPARATION, THE NEAREST JOINTS OF THE WATERLINE SHALL BE ENCASED IN CONCRETE. SEE DETAILS.

WATER VALVES AND APPURTENANCES

1. ALL VALVES AND APPURTENANCES PER MT. CRESTED BUTTE WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

HYDRANTS AND APPURTENANCES

1. ALL HYDRANTS AND APPURTENANCES PER MT. CRESTED BUTTE WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.

WATER SERVICES (2-INCH)

1. ALL WATER SERVICES AND APPURTENANCES SHALL BE INSTALLED PER MCBWSD STANDARDS AND SPECIFICATIONS.
2. WATER SERVICE LINES SHALL BE INSTALLED WITH THE SAME MINIMUM COVER REQUIREMENT AS WATER MAINS.
3. ALL NEW WATER SERVICE LINES SHALL HAVE TRACER WIRE INSTALLED UP TO THE EDGE OF THE BUILDING BEING SERVED OR UNTIL THE END OF THE NEW LINE'S INSTALLATION. TRACER WIRE SHALL BE TERMINATED WITH AN APPROVED ACCESS POINT.
4. ALL NEW WATER SERVICES SHALL HAVE CORP STOPS INSTALLED WITH THE TAPPING SADDLE.
5. CURB STOPS SHALL BE INSTALLED APPROXIMATELY 12 INCHES FROM THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY AND OUTSIDE OF HARDSCAPED AREAS WHERE POSSIBLE.

MINIMUM SEPARATION FROM POLLUTION SOURCES

1. PER CDPHE DESIGN CRITERIA, WATER MAINS SHALL BE SEPARATED FROM POLLUTION SOURCES IN PARALLEL. INSTALLATION OF SEWER MAINS WITH POTABLE, RECLAIM, AND IRRIGATION WATER SHALL BE ACCOMPLISHED IN A FASHION TO PRECLUDE CONTAMINATION OF THE WATER FACILITIES.
2. WATER MAINS SHALL BE LOCATED NO LESS THAN 10 FEET HORIZONTALLY AND 1.5 FEET VERTICALLY (ABOVE) FROM SEWER LINES.
3. SEWER MAINS SHALL BE LOCATED NO LESS THAN 4 FEET HORIZONTALLY FROM AND 1.5 FEET VERTICALLY (BELOW) RECLAIM/IRRIGATION WATER LINES.
4. IF THE SEWER MAIN CROSSES UNDER THE WATER MAIN BUT LESS THAN 1.5-FEET OF CLEAR SPACE WILL EXIST, THE SEWER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EACH SIDE OF THE WATER MAIN CENTERLINE. THE CASING PIPE SHALL BE OF WATERTIGHT MATERIAL WITH NO JOINTS. THE CASING PIPE MATERIAL MAY BE STEEL, DUCTILE IRON, OR PVC WITH SUITABLE CARRIER PIPE SUPPORTS AND CASING PIPE END SEALS.
5. ALL CROSSINGS SHALL HAVE A FULL-LENGTH STICK (20 FEET) OF THE NEW PIPE CENTERED AT THE CROSSING.
6. ANY DEVIATIONS FROM THE ABOVE REQUIREMENTS MUST BE PROVIDED IN WRITING FROM THE MCBWSD.

DISINFECTING, FLUSHING AND TESTING

1. PERMANENT CONNECTIONS TO THE EXISTING SYSTEM SHALL NOT BE MADE UNTIL AUTHORIZED BY THE MCBWSD. LOOPED PIPELINES SHALL BE CONNECTED ONLY AT ONE END PRIOR TO COMPLETION AND APPROVAL OF THE DISINFECTION TESTS. PERMANENT CONNECTIONS MUST BE CLEANED AND DISINFECTED PER THE CURRENT REVISION OF AWWA C651.
2. THE ENGINEER MUST BE ON SITE TO OBSERVE THE INSTALLATION OF ALL PERMANENT CONNECTIONS.
3. CONTRACTOR TO INSTALL SAMPLING POINTS, AIR-BLEEDING POINTS, AND TEMPORARY THRUST SUPPORT AS NEEDED TO TEST AND DISINFECT SYSTEM. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WATERLINE ITEM.
4. DISINFECT THE WORK IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OF THE CURRENT REVISION OF AWWA C651. IF CALCIUM HYPOCHLORITE TABLETS ARE USED THEY MUST BE ATTACHED TO THE TOP OF THE INSIDE OF THE PIPE WITH AN NSF 61 APPROVED ADHESIVE. DO NOT USE EXCESSIVE CHLORINE. CHLORINE IN EXCESS OF 50 MG/L AFTER 24 HOURS MAY BE GROUNDS FOR REJECTION OF THE WATER SYSTEM. FILLING OF THE WATER MAIN SHALL BE ACCOMPLISHED AT A WATER VELOCITY LESS THAN ONE FOOT/SECOND. AFTER 24 HOURS, THE ENGINEER SHALL TEST THE CHLORINE RESIDUAL. IF A MINIMUM RESIDUAL OF 10 MG/L IS NOT MET, THE DISINFECTING PROCEDURE SHALL BE REPEATED.
5. PRESSURE TESTING: AFTER CONCRETE THRUST BLOCKS HAVE CURED FOR A MINIMUM OF 48 HOURS, ALL NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST.

TRENCHING AND BACKFILL

1. THE MAXIMUM AMOUNT OF TRENCH OPEN AT ONE TIME SHALL BE LIMITED TO 100-FEET OR SUCH LENGTH AS THE ENGINEER CONSIDERS REASONABLE AND NECESSARY. NO TRENCH SHALL BE LEFT OPEN OVERNIGHT UNLESS SPECIFIED OTHERWISE IN THE SPECIAL PROVISIONS
2. ALL EXISTING UTILITY LINES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED AND PROVIDED FOR BY THE CONTRACTOR WITHOUT DAMAGE OR NUISANCE TO OTHER PARTIES. SHORING, BRACING, SHEETING, OTHER TRENCH SUPPORT METHODS, AND TRENCH BOXES SHALL BE USED WHEN NECESSARY TO PROTECT THE WORK, PROPERTY AND PERSONS. THE PROVISION, APPROPRIATENESS AND ADEQUACY OF ALL SUCH DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. USE OF NATIVE MATERIAL FOR BEDDING AND SHADING IS NOT ALLOWED. BEDDING MATERIAL SHALL BE IMPORTED 3/4-INCH MINUS, CLASS 6 A.B.C. OR OTHER MATERIAL AS APPROVED BY MT. CRESTED BUTTE WATER AND SANITATION DISTRICT AND ENGINEER.
4. BACKFILL MAY BE NATIVE MATERIAL IF THE MATERIAL MEETS THE COMPACTION AND DENSITY REQUIREMENTS.
5. COMPACTION AND DENSITY REQUIREMENTS FOR NATIVE BACKFILL:

   5A. UNPAVED AREAS: BACKFILL MATERIALS SHALL BE PLACED IN LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR TEST), OR 92% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR TEST).

   5B. PAVED AREAS: PAVED AREAS (INCLUDING PAVED AND GRAVELED ROADWAYS, PAVED AND GRAVELED PARKING LOTS, SIDEWALKS, PAVED AND GRAVELED TRAILS, CURB AND GUTTERS, AND ALL AREAS UNDER PAVED STRUCTURES OF ANY KIND): BACKFILL MATERIALS SHALL BE PLACED IN 6-12" LIFTS AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 OR 92 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED PROCTOR TEST). IN INSTANCES WHERE A TRENCH CROSSES A PAVED PUBLIC STREET, THE UPPER 12-INCHES THAT LIE BELOW THE PAVEMENT SHALL BE BACKFILLED WITH FLOW FILL. IN ALL OTHER INSTANCES WHERE A TRENCH IS LOCATED UNDER A PAVED AREA, THE UPPER 12-INCHES OF THE BACKFILL ZONE THAT LIES BELOW ROAD BASE OR SUBBASE MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557, OR-98 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698. BASE COURSE MATERIALS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. TRENCHES UNDER PAVED AREAS SHALL, IN GENERAL, BE BACKFILLED WITH IMPORTED MATERIAL. NATIVE BACKFILL MAY BE USED IN THESE AREAS ONLY WITH PRIOR, WRITTEN AUTHORIZATION FROM THE UTILITY DEPARTMENT. UTILITY DEPARTMENT AUTHORIZATION REQUIRES A SUBMITTAL FROM THE GEOTECHNICAL ENGINEER THAT DESCRIBES AND CLASSIFIES THE NATIVE MATERIAL AND A STATEMENT THAT THE MATERIAL IS SATISFACTORY FOR BACKFILLING UNDER PAVED AREAS.
6. DEWATERING: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY DEWATERING EQUIPMENT AND PROCEDURES NECESSARY FOR EXCLUDING AND REMOVING WATER FROM TRENCHES AND OTHER PARTS OF THE WORK. THE TRENCH SHALL BE MAINTAINED DRY SO THAT THE WORK MAY BE COMPLETED EFFICIENTLY, AND PIPES CAN BE LAID, JOINED, BEDDED, INSPECTED AND BACKFILLED IN DEWATERED CONDITIONS. THE PIPE BEING INSTALLED SHALL NOT BE USED TO DEWATER THE TRENCH. NO WATER SHALL BE ALLOWED TO FLOW OVER OR RISE UPON FRESH CONCRETE OR MORTAR, AND NO WATER SHALL BE ALLOWED TO ENTER THE INSTALLED PIPE.

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH | PE:
File: Pros-Admin

Title: Utility General Notes

Dwg No. 4

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Vt-Dwgs\Civil\5-Final\Pros-Admin.dwg Plotted: 9/1/2026 12:31 PM By: Mark Goyeski

PROSPECT AT MT. CRESTED BUTTE, PHASE 2

PROSPECT AT MT. CRESTED BUTTE, PHASE 4

N 16,687.76
E 24,221.62
ELEV=10046.3

N 15,641.57
E 23,106.45
ELEV=10063.3

PROPOSED UPPER PROSPECT SUBDIVISION PUD

REMAINING UN-PLATTED
OPEN SPACE

BUREAU OF LAND
MANAGEMENT

N 15,250.67
E 26,194.01
ELEV=10005.4

GUNNISON
NATIONAL
FOREST

N 15,029.52
E 25,436.66
ELEV=10103.9

BUREAU OF LAND MANAGEMENT

GUNNISON NATIONAL FOREST

Graphic Scale
0 75 150 300
In Feet: 1" = 150'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Project Milestone: Combined PUD & Subdivison Construction Set		
2			
3			

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-ExCondDemo

Title:

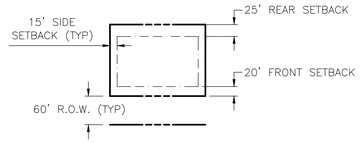
Existing
Conditions

Dwg No.

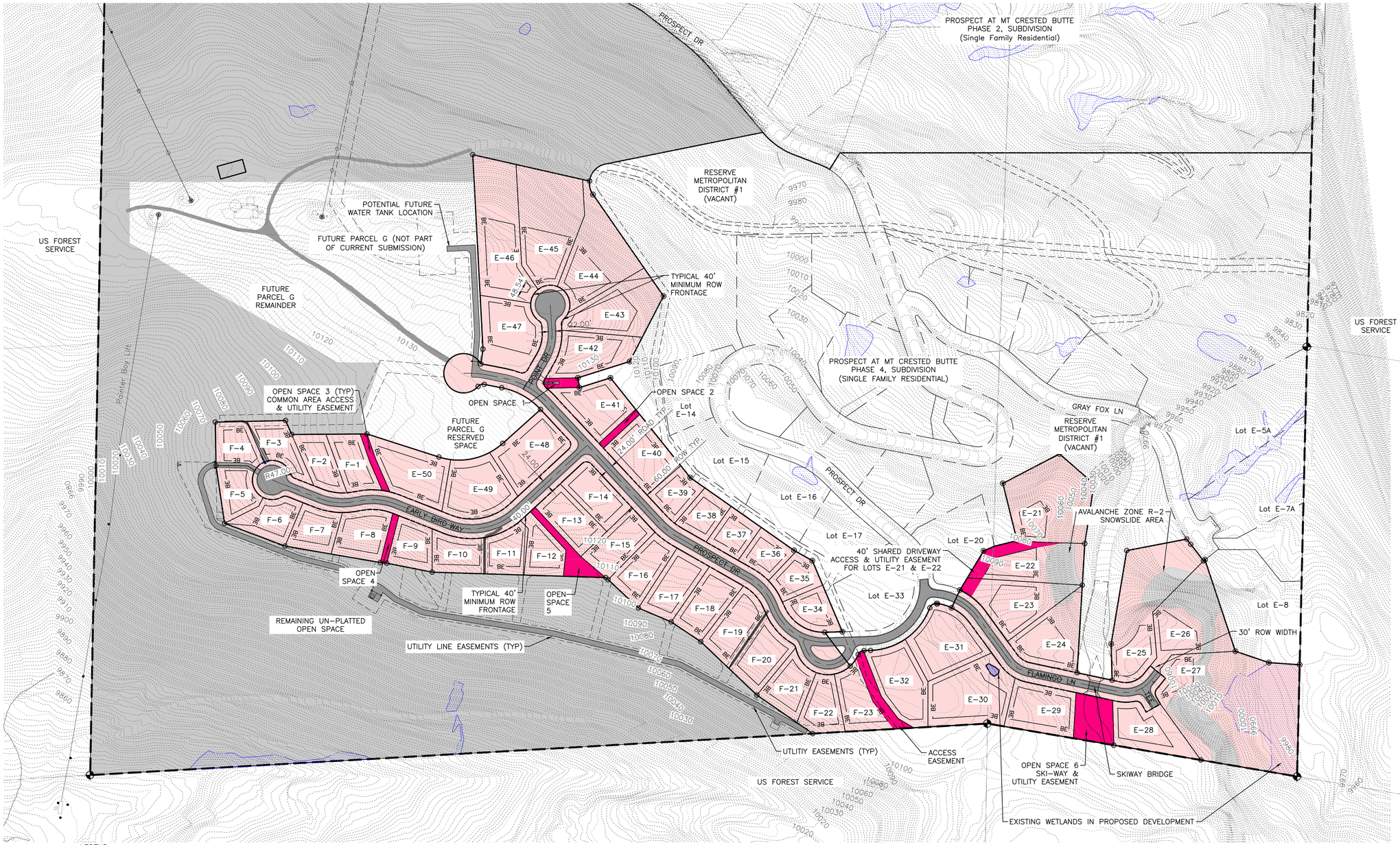
5

Of : 51

I:\Gunnison\2021\2021-547-gsm2llc\001-prospectgsm2\VI-Dwgs\Civil\5-Final\Pros-ExCondDemo.dwg Plotted: 9/1/2026 12:14 PM By: Mark Gogeski



TYPICAL BUILDING SETBACK



LEGEND

- WETLAND
- PLATTED TRACT
- PLATTED LOTS E & F
- R-2 AVALANCHE ZONE

Graphic Scale

0 ## ### ###

In Feet: 1" = ###'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355 www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWARD
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Edits Per Town Sketch Plan Comments	12/14/22	TJH
2	Edits Per Town Preliminary Plan Comments	2/23/24	MG

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-SitePlan

Title:

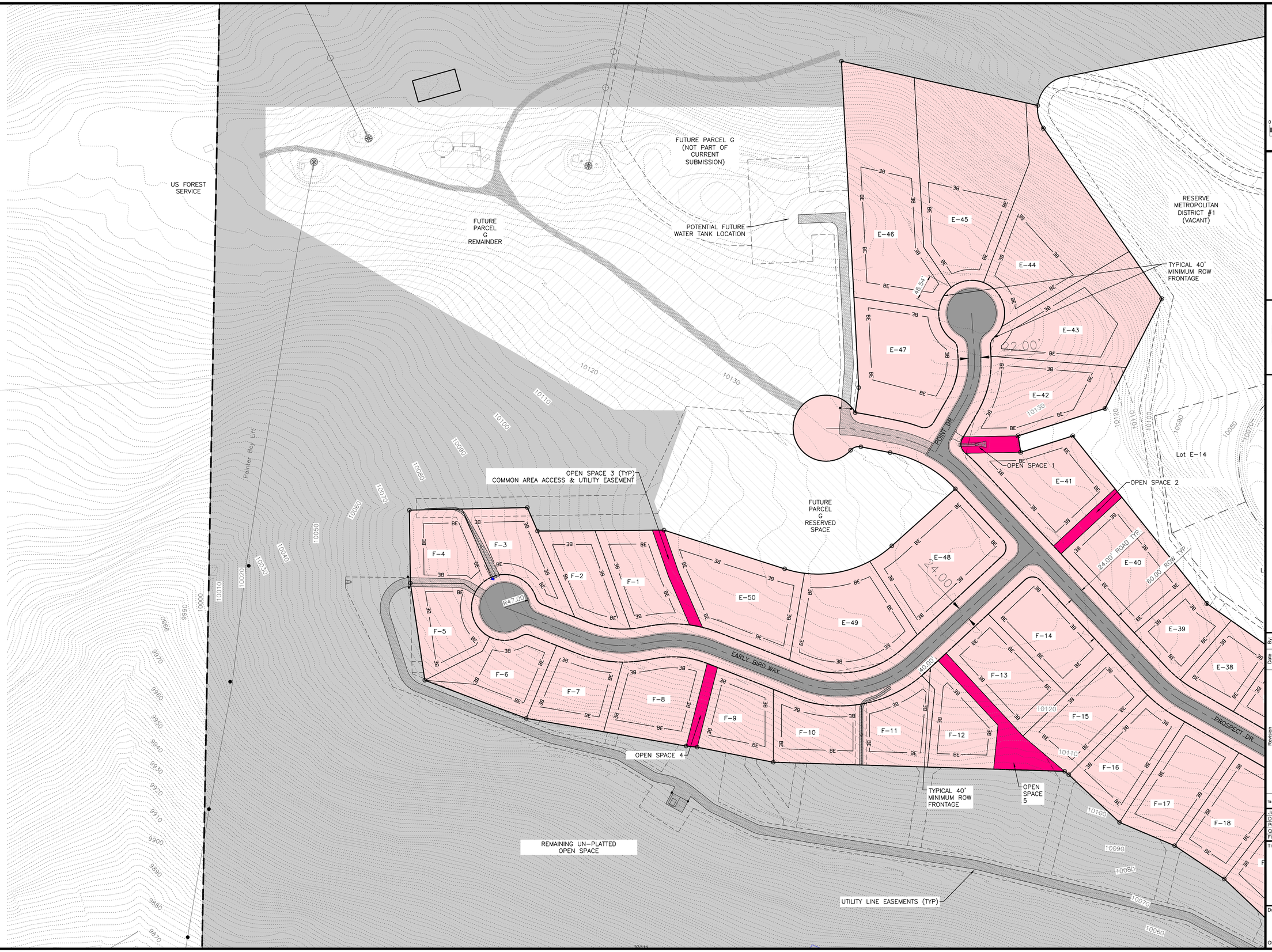
Overall Site Plan

Dwg No.

6

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\11-Dwgs\Civil\5-Final\Pros-SitePlan.dwg Plotted: 9/1/2026 12:38 PM By: Mark Goyeski



Graphic Scale

0 38 75 150

In Feet: 1" = 75'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355 www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWARD
44306
PROFESSIONAL ENGINEER
9/1/2026

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Edits Per Town Sketch Plan Comments	12/14/22	TJH
2	Edits Per Town Preliminary Plan Comments	9/23/24	MG

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC: TH	PE: TH
File:	Pros-SitePlan

Title:

Site Plan West

Dwg No.

7

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\VI-Dwgs\Civil\S-Final\Pros-SitePlan.dwg Plotted: 9/1/2026 12:30 PM By: Mark Gayski

PROSPECT AT MT CRESTED BUTTE
PHASE 4, SUBDIVISION
(SINGLE FAMILY RESIDENTIAL)

RESERVE
METROPOLITAN
DISTRICT #1
(VACANT)

US FORES
SERVICE

Lot E-14
Lot E-15
Lot E-16
Lot E-17
Lot E-20
Lot E-33
Lot E-5A
Lot E-7A
Lot E-8

OPEN SPACE 2
GRAY FOX LN
PROSPECT DR
24.00' ROAD TYP.
60.00' ROW TYP.
E-40
E-39
E-38
E-37
E-36
E-35
E-34
F-16
F-17
F-18
F-19
F-20
F-21
F-22
F-23
E-21
E-22
E-23
E-24
E-25
E-26
E-27
E-28
E-29
E-30
E-31
E-32
AVALANCHE ZONE R-2
SNOWSLIDE AREA
40' SHARED DRIVEWAY
ACCESS & UTILITY EASEMENT
FOR LOTS E-21 & E-22
30' ROW WIDTH
FLAMINGO LN
TEE
ACCESS
EASEMENT
UTLITIY EASEMENTS (TYP)
OPEN SPACE 6
SKI-WAY &
UTILITY EASEMENT
SKIWAY BRIDGE
EXISTING WETLANDS IN PROPOSED DEVELOPMENT
US FOREST SERVICE

Graphic Scale
0 38 75 150
In Feet: 1" = 75'

SGM
103 W. Tomichi Ave, Suite A
Gunnison, CO 81230
970.641.5355 www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOUK
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Edits Per Town Sketch Plan Comments	12/14/22	TJH
2	Edits Per Town Preliminary Plan Comments	2/23/24	MG

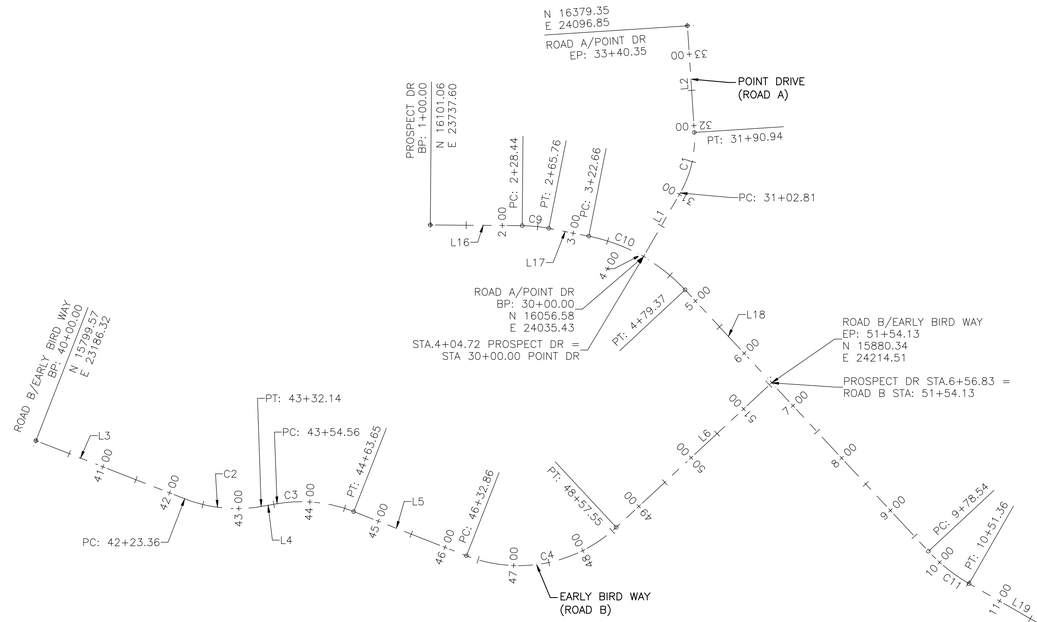
Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-SitePlan

Title:
Site Plan East

Dwg No.
8
Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\11-Dwgs\Civil\S-Final\Pros-SitePlan.dwg Plotted: 9/1/2026 12:37 PM By: Mark Goyeski



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N29°57'28"E	102.81'
L2	N3°42'08"W	149.42'
L3	S68°39'24"E	223.36'
L4	N80°10'45"E	22.41'
L5	S68°34'01"E	169.20'
L6	N47°03'56"E	296.58'
L7	S21°03'55"W	12.11'
L8	S22°57'37"E	28.87'
L9	N22°44'14"E	18.88'
L10	N1°53'13"W	12.00'
L11	S82°46'39"E	57.66'
L12	S36°07'37"E	162.19'
L13	S78°01'31"E	282.49'
L14	N38°55'47"E	42.44'
L15	S33°42'35"E	81.52'
L16	S89°32'26"E	128.44'
L17	S78°50'59"E	56.90'
L18	S42°56'04"E	499.17'
L19	S60°12'17"E	251.24'
L20	S24°48'24"E	30.07'
L21	N88°06'47"E	137.44'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	88.12'	150.00'	N13°07'40"E	86.86'	033°39'36"
C2	108.78'	200.00'	S84°14'20"E	107.45'	031°09'52"
C3	109.10'	200.00'	S84°11'38"E	107.75'	031°15'15"
C4	224.69'	200.00'	N79°14'58"E	213.06'	064°22'04"
C5	164.08'	70.00'	N89°53'18"E	129.01'	134°18'08"
C6	142.49'	175.00'	S59°27'08"E	138.58'	046°39'02"
C7	73.13'	100.00'	S57°04'34"E	71.51'	041°53'54"
C8	110.03'	100.00'	N70°27'08"E	104.57'	063°02'42"
C9	37.32'	200.00'	S84°11'43"E	37.26'	010°41'28"
C10	156.71'	250.00'	S60°53'32"E	154.16'	035°54'54"
C11	72.82'	241.58'	S51°34'11"E	72.54'	017°16'13"
C12	105.03'	170.00'	S42°30'21"E	103.37'	035°23'53"
C13	187.32'	160.00'	S58°20'49"E	176.81'	067°04'49"
C14	408.11'	170.00'	N19°20'20"E	316.93'	137°32'53"

Graphic Scale
0 50 100 200
In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TIMOTHY JAMES HOLMES
44306
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH PE: TH
File:	Pros-GeometryPlan

Title:

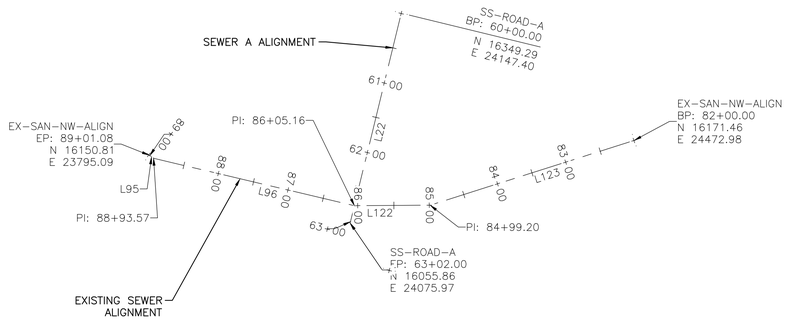
Roadway Geometry Plan

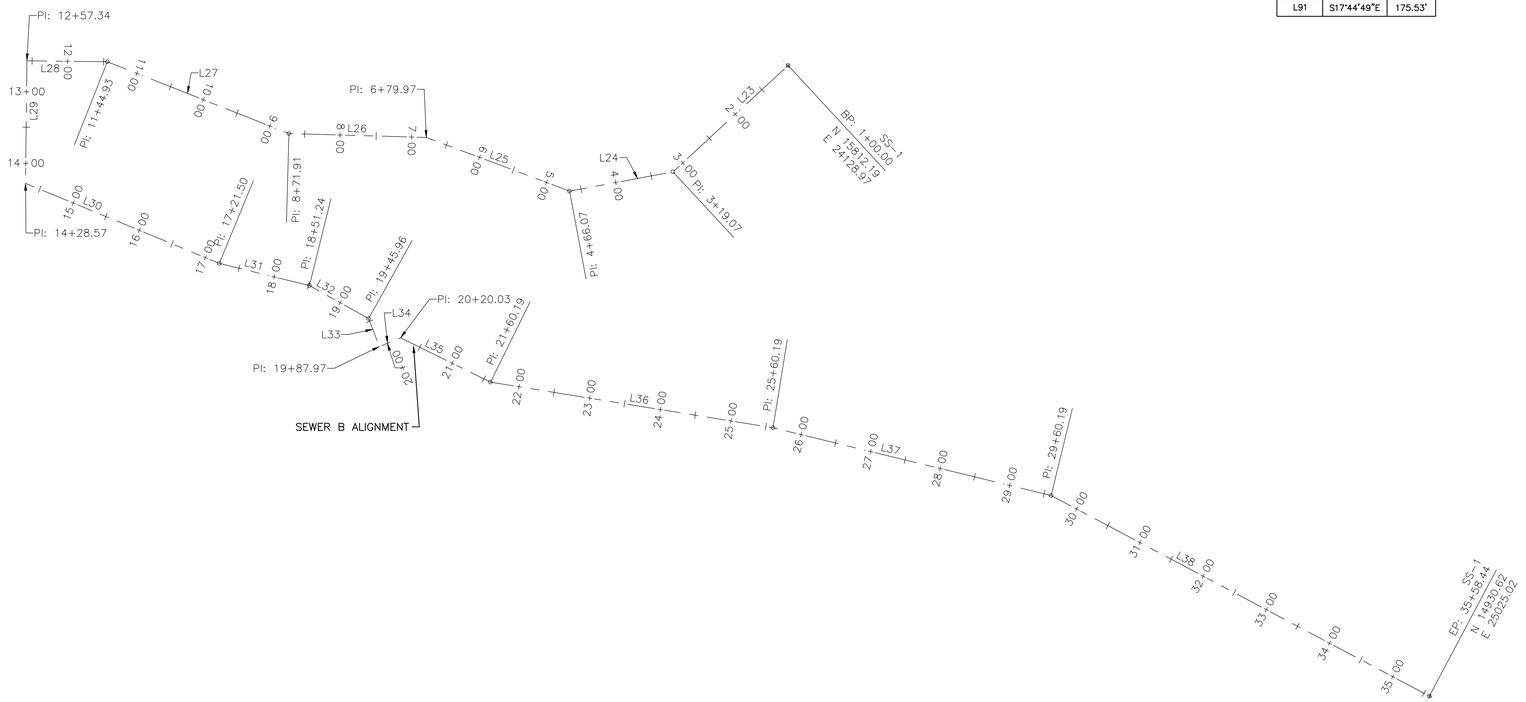
Dwg No.

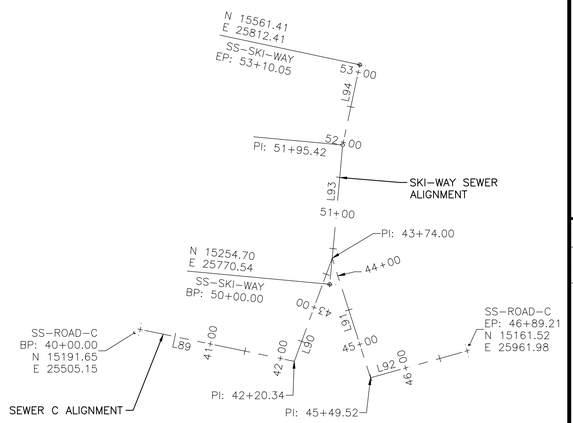
9

Of: 51

J:\Gunnison\2021\2021-547-gcm2llc\001-prospectdscm2\H-Dwgs\Civil\5-Final\Pros-GeometryPlan.dwg Plotted: 9/1/2026 12:26 PM By: Mark Goyeski







LINE TABLE		
LINE #	BEARING	LENGTH
L22	S13°40'51"W	302.00'
L23	S47°14'19"W	219.07'
L24	S79°24'58"W	147.00'
L25	N69°27'09"W	213.90'
L26	N88°24'01"W	191.94'
L27	N68°24'42"W	273.02'
L28	N89°22'36"W	112.41'
L29	S0°37'24"W	171.23'
L30	S67°33'44"E	292.93'
L31	S76°07'29"E	129.74'
L32	S60°52'08"E	94.72'
L33	S20°55'36"E	42.00'
L34	N67°09'34"E	32.06'
L35	S63°44'40"E	140.17'
L36	S80°49'00"E	400.00'
L37	S76°18'33"E	400.00'
L38	S62°03'06"E	598.25'
L89	S78°17'56"E	220.34'
L90	N20°10'58"E	153.66'
L91	S17°44'49"E	175.53'

LINE TABLE		
LINE #	BEARING	LENGTH
L92	N74°25'27"E	139.69'
L93	N5°18'04"E	195.42'
L94	N11°59'39"E	114.63'
L95	N54°08'05"W	7.51'
L96	N76°43'08"W	288.41'
L122	S89°38'11"W	105.96'
L123	S72°21'55"W	299.20'

Graphic Scale
0 50 100 200
In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TIMOTHY JAMES HOUSEKNECHT
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH PE: TH
File:	Pros-GeometryPlan

Title:

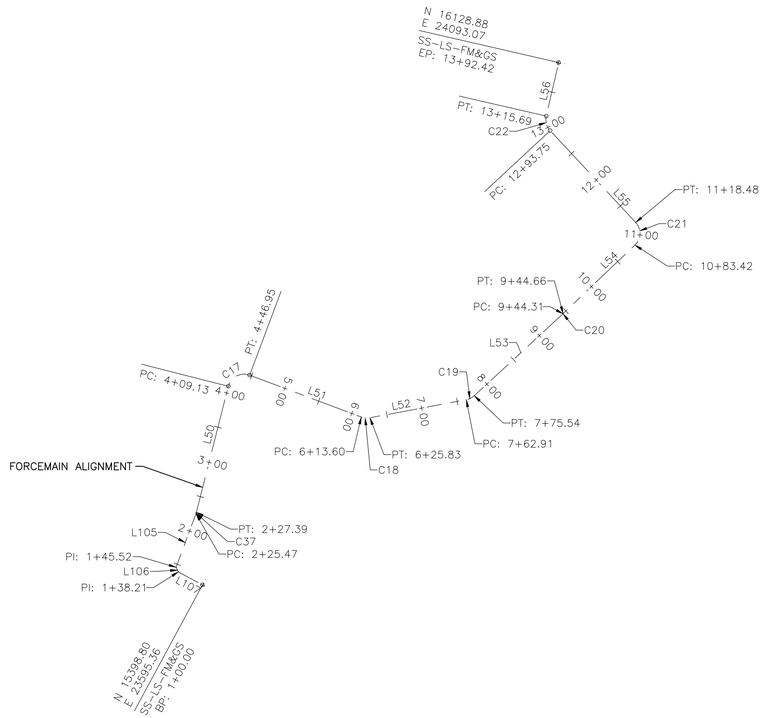
Gravity Sanitary Sewer Geometry Plan

Dwg No.

10

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Ht-Dwgs\Civil\5-Final\Pros-GeometryPlan.dwg Plotted: 9/1/2026 12:39 PM By: Mark Gojeski



LINE TABLE		
LINE #	BEARING	LENGTH
L50	N14°14'20"E	181.73'
L51	S69°26'57"E	166.65'
L52	N79°24'58"E	137.08'
L53	N47°14'19"E	168.77'
L54	N46°20'59"E	138.76'
L55	N42°56'04"W	175.27'
L56	N12°56'10"E	76.73'
L105	N20°20'30"E	79.95'
L106	N26°18'53"W	7.31'
L107	N61°38'14"W	38.21'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C17	37.82'	22.50'	N62°23'42"E	33.52'	096°18'43"
C18	12.23'	22.50'	S85°01'00"E	12.08'	031°08'05"
C19	12.64'	22.50'	N63°19'38"E	12.47'	032°10'39"
C20	0.35'	22.50'	N46°47'39"E	0.35'	000°53'20"
C21	35.06'	22.50'	N1°42'27"E	31.62'	089°17'04"
C22	21.94'	22.50'	N14°59'57"W	21.08'	055°52'15"
C37	1.92'	18.00'	N17°17'25"E	1.92'	006°06'10"

Graphic Scale
0 50 100 200
In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TIMOTHY JAMES HOUSEKNECHT
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

No.	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC: TH	PE: TH
File:	Pros-GeometryPlan

Title:

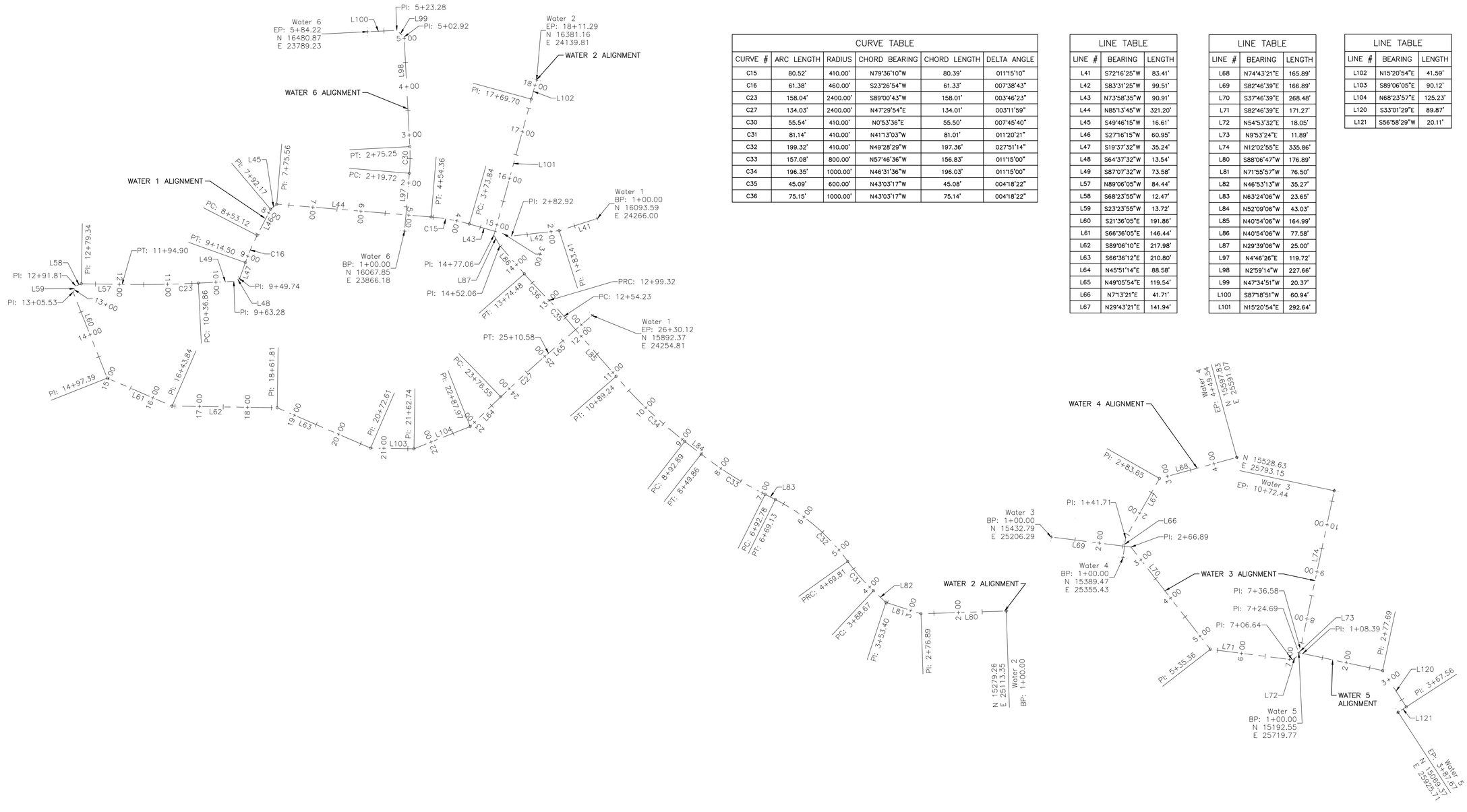
Forcemain Sanitary Sewer Geometry Plan

Dwg No.

11

Of : 51

i:\Gunnison\2021\2021-547-gcm2llc\001-prospect\gcm2\Civil\5-Final\Pros-GeometryPlan.dwg Plotted: 9/1/2026 12:33 PM By: Mark Gayeski



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C15	80.52'	410.00'	N79°36'10"W	80.39'	011°15'10"
C16	61.38'	460.00'	S23°26'54"W	61.33'	007°38'43"
C23	158.04'	2400.00'	S89°00'43"W	158.01'	003°46'23"
C27	134.03'	2400.00'	N47°29'54"E	134.01'	003°11'59"
C30	55.54'	410.00'	N0°53'36"E	55.50'	007°45'40"
C31	81.14'	410.00'	N41°13'03"W	81.01'	011°20'21"
C32	199.32'	410.00'	N49°28'29"W	197.36'	027°51'14"
C33	157.08'	800.00'	N57°46'36"W	156.83'	011°15'00"
C34	196.35'	1000.00'	N46°31'36"W	196.03'	011°15'00"
C35	45.09'	600.00'	N43°03'17"W	45.08'	004°18'22"
C36	75.15'	1000.00'	N43°03'17"W	75.14'	004°18'22"

LINE TABLE		
LINE #	BEARING	LENGTH
L41	S72°16'25"W	83.41'
L42	S83°31'25"W	99.51'
L43	N73°58'35"W	90.91'
L44	N85°13'45"W	321.20'
L45	S49°46'15"W	16.61'
L46	S27°16'15"W	60.95'
L47	S19°37'32"W	35.24'
L48	S64°37'32"W	13.54'
L49	S87°07'32"W	73.58'
L57	N89°06'05"W	84.44'
L58	S68°23'55"W	12.47'
L59	S23°23'55"W	13.72'
L60	S21°36'05"E	191.86'
L61	S66°36'05"E	146.44'
L62	S89°06'10"E	217.98'
L63	S66°36'12"E	210.80'
L64	N45°51'14"E	88.58'
L65	N49°05'54"E	119.54'
L66	N7°13'21"E	41.71'
L67	N29°43'21"E	141.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L68	N74°43'21"E	165.89'
L69	S82°46'39"E	166.89'
L70	S37°46'39"E	268.48'
L71	S82°46'39"E	171.27'
L72	N54°53'32"E	18.05'
L73	N9°53'24"E	11.89'
L74	N12°02'55"E	335.86'
L80	S88°06'47"W	176.89'
L81	N71°55'57"W	76.50'
L82	N46°53'13"W	35.27'
L83	N63°24'06"W	23.65'
L84	N52°09'06"W	43.03'
L85	N40°54'06"W	164.99'
L86	N40°54'06"W	77.58'
L87	N29°39'06"W	25.00'
L97	N4°46'26"E	119.72'
L98	N2°59'14"W	227.66'
L99	N47°34'51"W	20.37'
L100	S87°18'51"W	60.94'
L101	N15°20'54"E	292.64'

LINE TABLE		
LINE #	BEARING	LENGTH
L102	N15°20'54"E	41.59'
L103	S89°06'05"E	90.12'
L104	N68°23'57"E	125.23'
L120	S33°01'29"E	89.87'
L121	S56°58'29"W	20.11'

Graphic Scale
0 50 100 200
In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TIMOTHY JAMES HOUSEKNECHT
44306
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH PE: TH
File:	Pros-GeometryPlan

Title:

Water Geometry Plan

Dwg No.

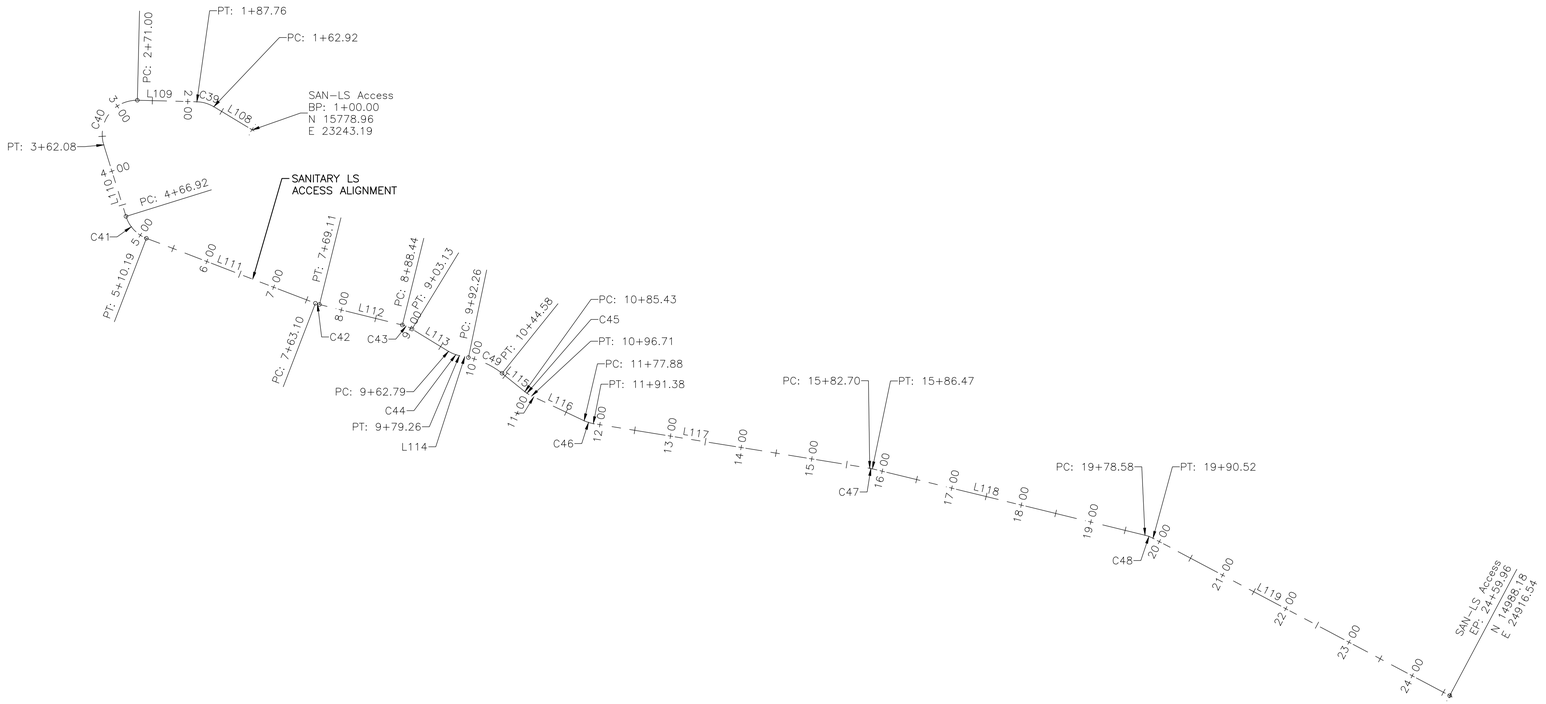
12

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\H-Dwgs\Civil\5-Final\Pros-GeometryPlan.dwg Plotted: 9/1/2026 12:33 PM By: Mark Gqwski

LINE TABLE		
LINE #	BEARING	LENGTH
L108	N58°56'54"W	62.92'
L109	N88°35'28"W	83.25'
L110	S17°18'19"E	104.84'
L111	S68°57'03"E	252.91'
L112	S76°07'29"E	119.33'
L113	S58°34'57"E	59.66'
L114	S78°14'50"E	13.00'
L115	S51°14'07"E	40.86'
L116	S64°41'31"E	81.17'
L117	S80°49'00"E	391.31'
L118	S76°18'33"E	392.11'
L119	S62°03'06"E	469.43'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C39	24.83'	48.00'	N73°46'11"W	24.56'	029°38'34"
C40	91.08'	48.00'	S37°03'06"W	78.02'	108°42'51"
C41	43.27'	48.00'	S43°07'41"E	41.82'	051°38'44"
C42	6.01'	48.00'	S72°32'16"E	6.01'	007°10'27"
C43	14.70'	48.00'	S67°21'13"E	14.64'	017°32'32"
C44	16.47'	48.00'	S68°24'53"E	16.39'	019°39'53"
C45	11.27'	48.00'	S57°57'49"E	11.25'	013°27'24"
C46	13.51'	48.00'	S72°45'15"E	13.46'	016°07'29"
C47	3.78'	48.00'	S78°33'47"E	3.78'	004°30'27"
C48	11.94'	48.00'	S69°10'49"E	11.91'	014°15'27"
C49	52.32'	110.97'	S64°44'28"E	51.83'	027°00'43"



Graphic Scale

0 50 100 200

In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER HOWES
44306
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC: TH	PE: TH
File:	Pros-GeometryPlan

Title:

Sanitary Access Geometry Plan

Dwg No.

13

Of : 51

J:\Gunnison\2021\2021-547-gcm2llc\001-prospect\dgn\21-Dwgs\Civil\5-Final\Pros-GeometryPlan.dwg Plotted: 9/1/2026 12:39 PM By: Mark Gayeski

PROP WATER STORAGE TANK, PUMP HOUSE & WATER LINES UNDER SEPARATE PLAN SET (PHASE 2)

12" DIP UNDER SEPARATE COVER PH 2

PROP GATE PER MCBWSD

12" DIP STUB & END CURRENT WATER PLANS PH 1/2 BORDER

EX MH #1

8" DIP

MH-123

FIRE HYDRANT

MH-100

SEWER A ALIGNMENT

WATER 2 ALIGNMENT

POINT DRIVE

R-R EX MH #2

EX MH #3

FIRE HYDRANT

EX SEWER ALIGNMENT R-R BETWEEN EX MH#2 & PROP MH#37

8" DIP

MH-107

PROP GATE PER MCBWSD

PROP 30' UTIL ESMT

FIRE HYDRANT

WATER 1 ALIGNMENT

MH-106

EARLY BIRD WAY

MH-105

FIRE HYDRANT

MH-104

MH-101

FIRE HYDRANT

MH-102

MH-103

FIRE HYDRANT

MH-108

DUAL 4" HDPE FORCEMAINS FORCEMAIN ALIGNMENT (PHASE 2)

SEWER B ALIGNMENT

MH-109

MH-110

MH-111

PHASE 1 INCLUDES MH & UPSTREAM

UPPER PROSPECT LS IN BLDG (PH 2)

LS EM STORAGE (PH 2)

PROP GATE/FENCING PER MCBWSD

MH-112

MH-113

PROP SERV CO AT BENDS AND NO MORE THAN 100' SPACING PER MTCBWSD

MH-114

MH-115

UN-PLATTED OPEN SPACE

MH-116

MH-117

PROSPECT AT MT. CRESTED BUTTE, PHASE 4

FIRE HYDRANT

PROSPECT DRIVE

WATER 2 ALIGNMENT

FIRE HYDRANT

8" DIP

FIRE HYDRANT

PROSPECT SPUR

WATER 4 ALIGNMENT

FIRE HYDRANT

EX MHH1

SKI-WAY SEWER ALIGNMENT

MH-122

WATER 3 ALIGNMENT

FIRE HYDRANT

8" DIP

8" DIP

FLAMINGO LANE

MH-118

SEWER C ALIGNMENT

MH-119

MH-121

MH-120

WATER 5 ALIGNMENT

FIRE HYDRANT

BUREAU OF LAND MANAGEMENT

GUNNISON NATIONAL FOREST

Graphic Scale

0 50 100 200

In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
44306
TYLER JAMES HOWE
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Project Milestone: Combined PUD & Subdivison Construction Set		
2			
3			

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-UtilityComposite

Title:

Utility Composite

Dwg No.

14A

Of : 51

I:\Gunnison\2021\2021-547-sgm2llc\00-prospectgcm2\VI-Dwgs\Civil\5-Final\Pros-UtilityComposite.dwg Plotted: 9/1/2026 12:25 PM By: Mark Coyaski

PROP WATER STORAGE TANK, PUMP HOUSE & WATER LINES UNDER SEPARATE PLAN SET (PHASE 2)

12" DIP UNDER SEPARATE COVER PH 2

12" DIP STUB & END CURRENT WATER PLANS PH 1/2 BORDER

SEWER A ALIGNMENT

WATER 2 ALIGNMENT

POINT DRIVE

8" DIP

8" DIP

8" TO 12" DIP

EX SEWER ALIGNMENT R-R BETWEEN EX MH#2 & PROP MH#37

8" DIP

PROSPECT AT MT. CRESTED BUTTE, PHASE 4

PROP 30' UTIL ESMT

WATER 1 ALIGNMENT

EARLY BIRD WAY

DUAL 4" HDPE FORCEMAINS FORCEMAIN ALIGNMENT (PHASE 2)

SEWER B ALIGNMENT

PHASE 1 INCLUDES MH & UPSTREAM

PHASE 2 LIFT STATION

PHASE 1 INCLUDES MH & UPSTREAM

PROSPECT DRIVE

WATER 2 ALIGNMENT

8" DIP

PROSPECT SPUR

WATER 4 ALIGNMENT

8" DIP

FLAMINGO LANE

WATER 3 ALIGNMENT

SKI-WAY SEWER ALIGNMENT

8" DIP

8" DIP

SEWER C ALIGNMENT

WATER 5 ALIGNMENT

UN-PLATTED OPEN SPACE

BUREAU OF LAND MANAGEMENT

GUNNISON NATIONAL FOREST

PHASING LEGEND

PROPOSED PHASE 1 WATER AND SEWER CONSTRUCTION TO BEGIN IN 2026

PROPOSED PHASE 2 WATER AND SEWER CONSTRUCTION TO BEGIN IN 2027 AFTER FINAL DISTRICT APPROVAL

NOTE: EXISTING WATER, SEWER, AND ELECTRIC ARE SHOWN IN GRAY. PROPOSED WATER AND SEWER ARE SHOWN IN BLUE AND GREEN, RESPECTIVELY.

Graphic Scale

0 50 100 200

In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWELL
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1	Per 8/31/2026 MCBWSD (HDR) Comments	9/1/26	MG
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG/DR
Print Date:	09.01.2026
QC:	DC PE: TH
File:	Pros-UtilityComposite - 14B

Title:

Utility Composite Phasing

Dwg No.

14B

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\01-prospect\gcm2\1-Dwgs\Civil\3-Final\Pros-UtilityComposite - 14B.dwg Plotted: 9/1/2026 12:32 PM By: Mark Goyeski

PROSPECT AT MT. CRESTED BUTTE, PHASE 4

POINT DRIVE

EARLY BIRD WAY

PROSPECT DRIVE

PROSPECT SPUR

FLAMINGO LANE

PROPOSED GAS PH 1

PROP ETC PH 2

SKIER BRIDGE

UN-PLATTED OPEN SPACE

BUREAU OF LAND MANAGEMENT

GUNNISON NATIONAL FOREST

NOTE: ACTUAL LOCATIONS OF DRY UTILITIES SUBJECT TO CHANGE AT TIME OF CONSTRUCTION

Graphic Scale

0 50 100 200

In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HANNAH
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC: TH	PE: TH
File:	Pros-UtilityComposite

Title:

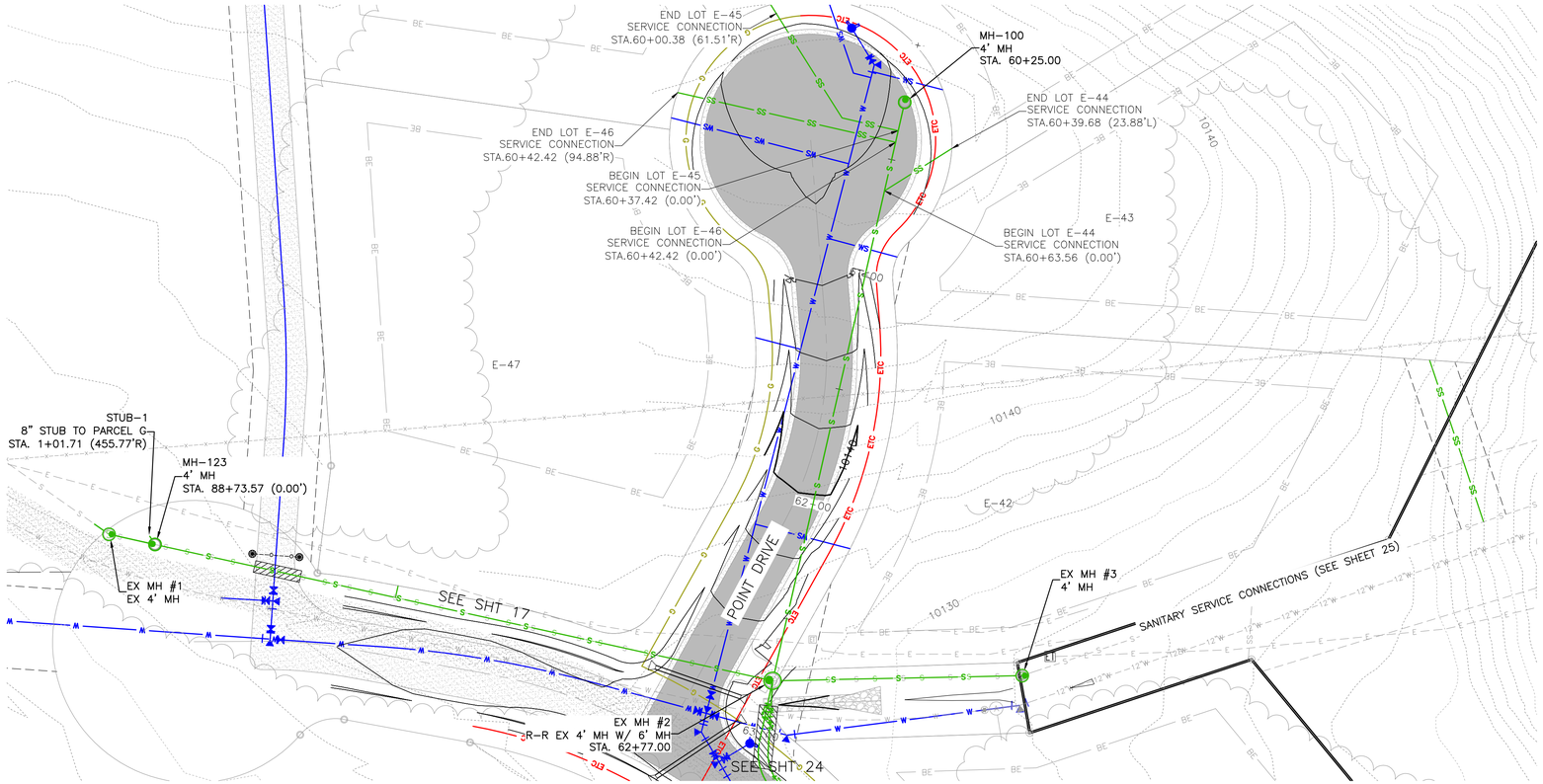
Miscellaneous Dry Utility Plan

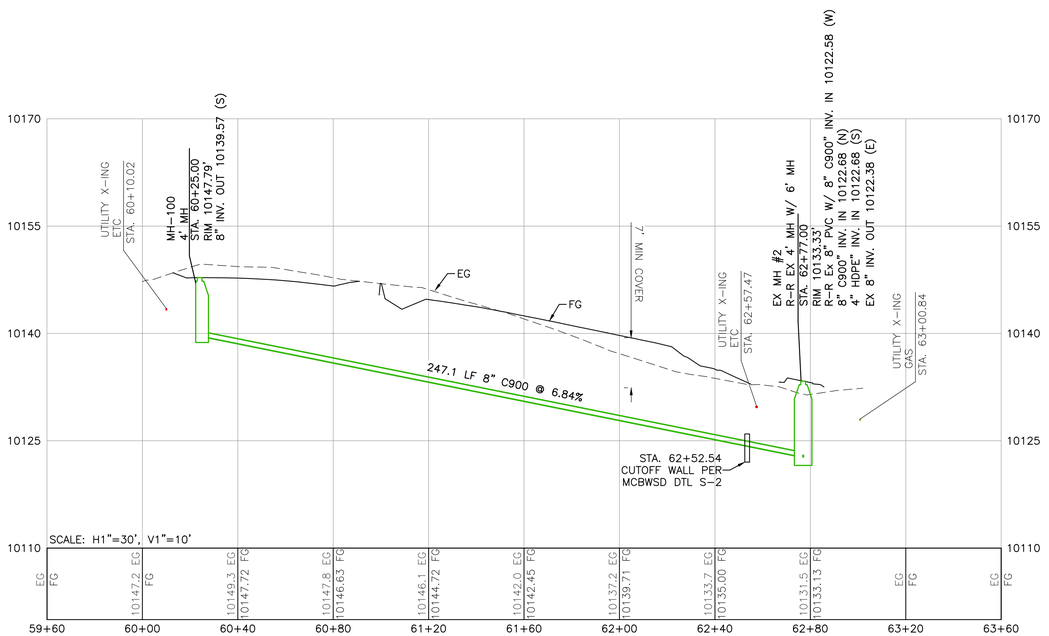
Dwg No.

15

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Vt-Dwgs\Civil\5-Final\Pros-UtilityComposite.dwg Plotted: 9/1/2026 12:31 PM By: Mark Czyski





NOTE: SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000.3.2. SERVICE CLEANOUTS TO BE INSTALLED AT ALL BENDS AND NO MORE THAN 100' SPACING PER MCBWSD.

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-SewerPP

Title:

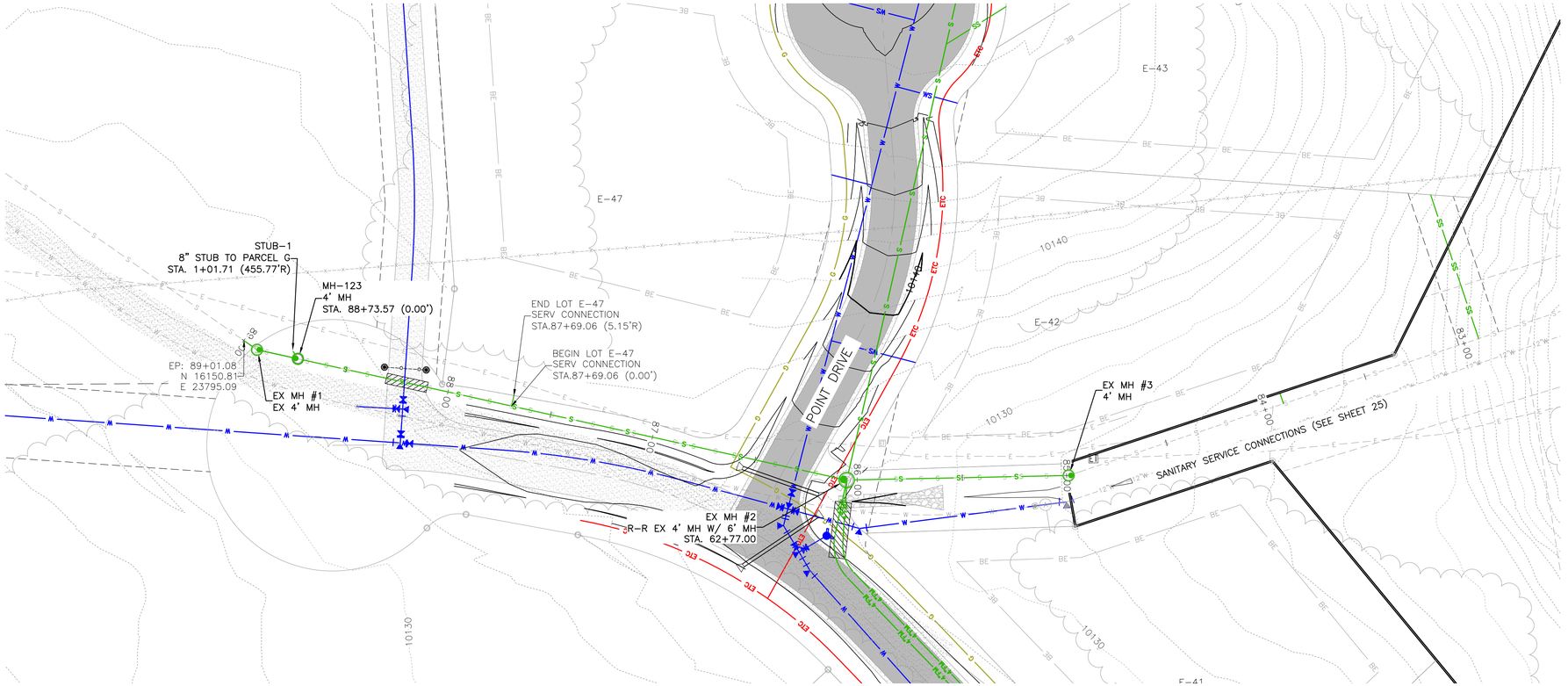
Sewer A Plan and Profile

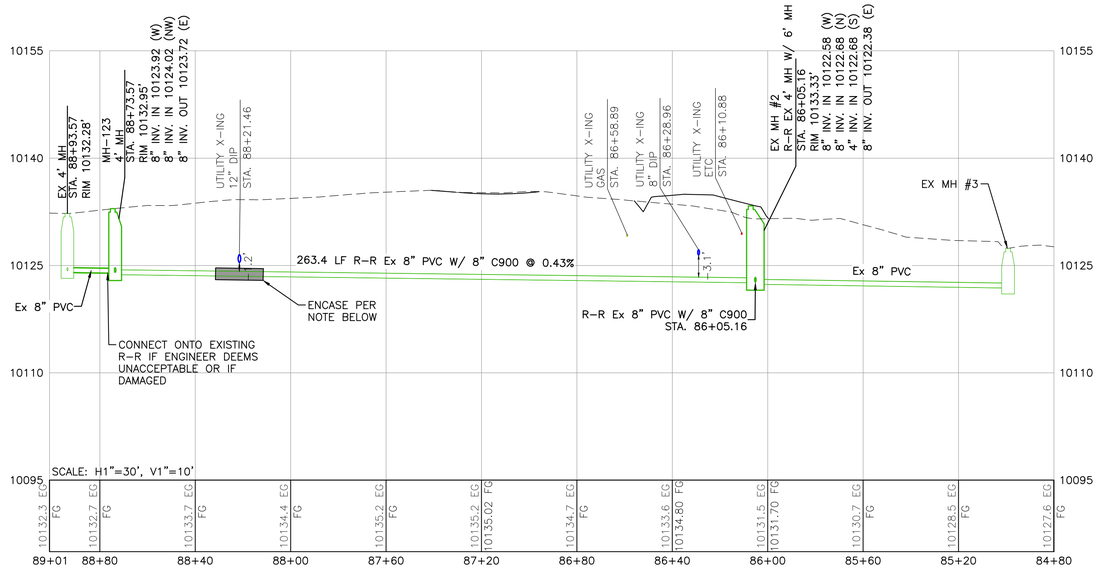
Dwg No.

16

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Vt-Dwgs\Civil\3-Final\Pros-SewerPP.dwg Plotted: 9/1/2026 12:32 PM By: Mark Goyeski





NOTES: SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000.3.2.
SERVICE CLEANOUTS TO BE INSTALLED AT ALL BENDS AND NO MORE THAN 100' SPACING PER MCBWSD. ENCASEMENT SHALL EXTEND NO LESS THAN 9 FEET EITHER SIDE OF CROSSING IN ACCORDANCE WITH MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000, 3.3.

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HARRIS
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG/DR
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-SewerPP

Title:

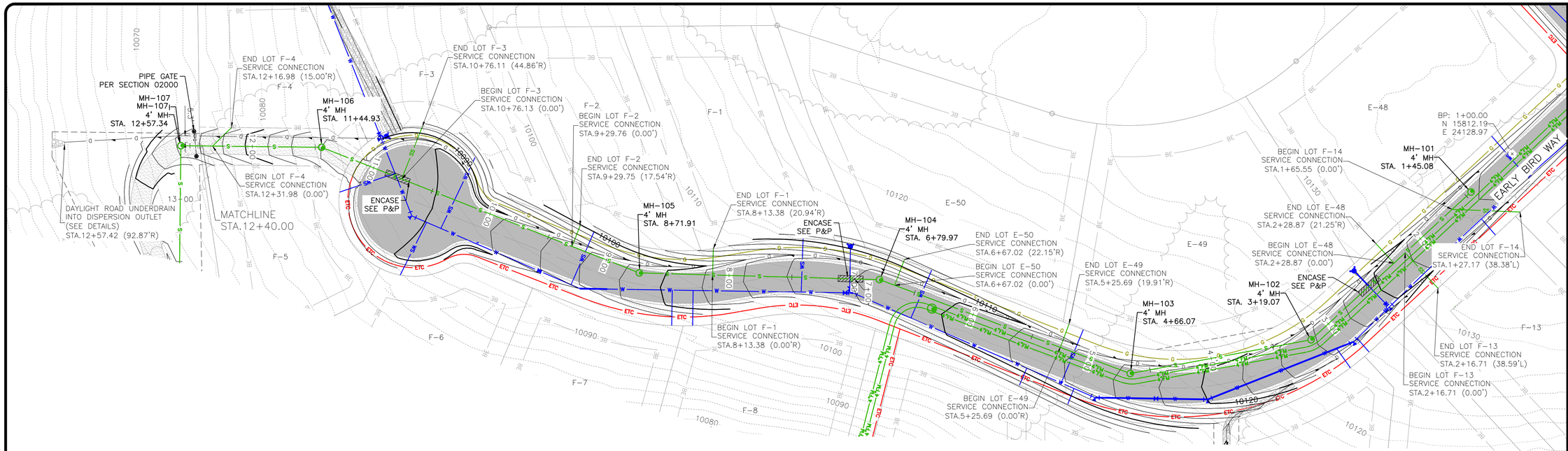
Sewer A-1 Plan and Profile

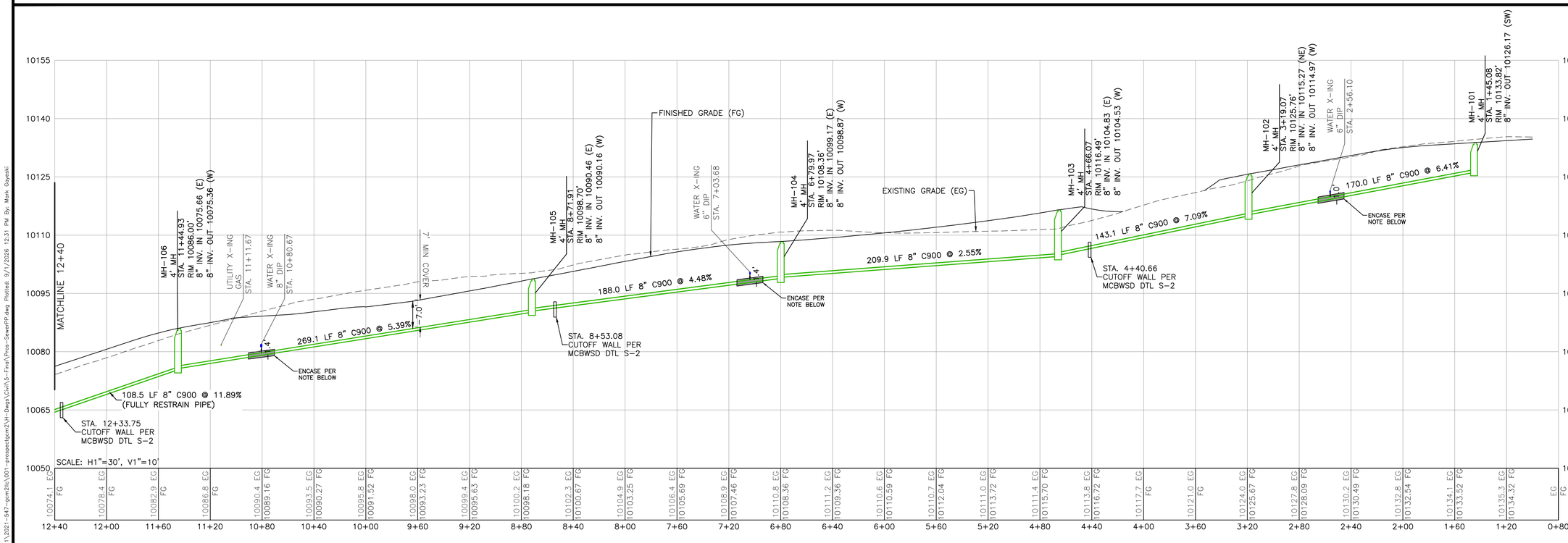
Dwg No.

17

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\11-Dwgs\Civil\5-Final\Pros-SewerPP.dwg Plotted: 9/1/2026 12:29 PM By: Mark Gayeski





NOTES: SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000.3.2.
SERVICE CLEANOUTS TO BE INSTALLED AT ALL BENDS AND NO MORE THAN 100' SPACING PER MCBWSD. ENCASEMENT SHALL EXTEND NO LESS THAN 9 FEET EITHER SIDE OF CROSSING IN ACCORDANCE WITH MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000, 3.3.

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-SewerPP

Title:

Sewer B Plan
and Profile Sta.
1+00 to 12+40

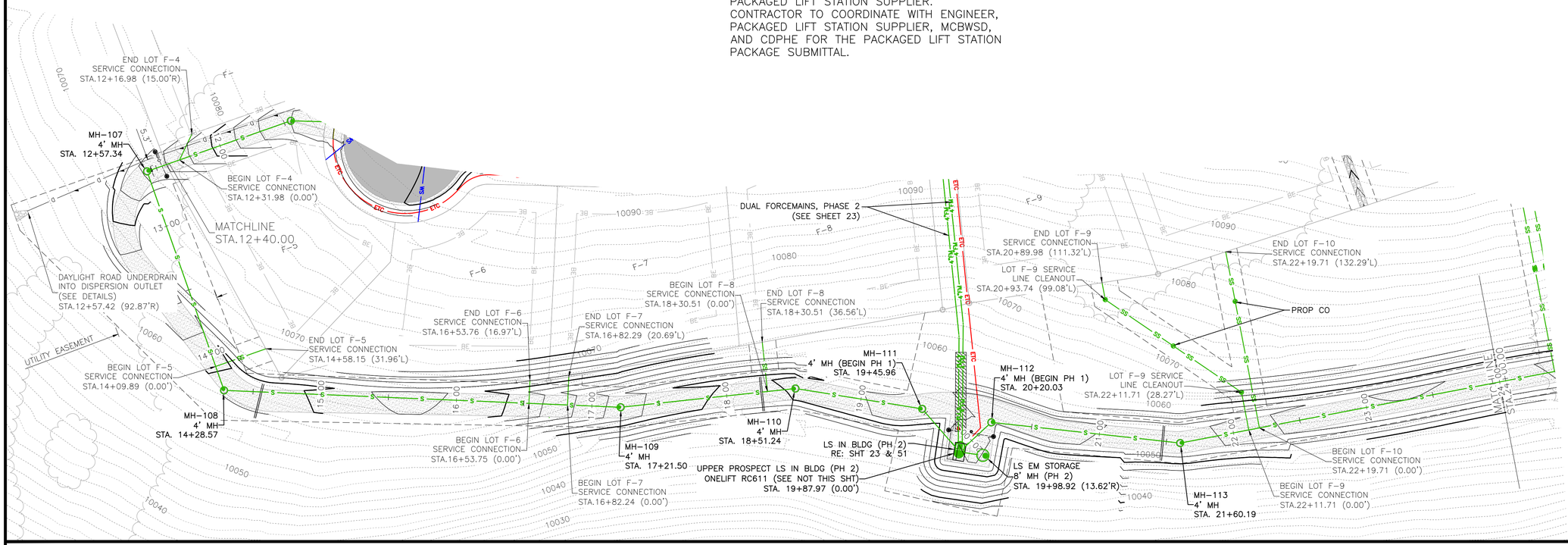
Dwg No.

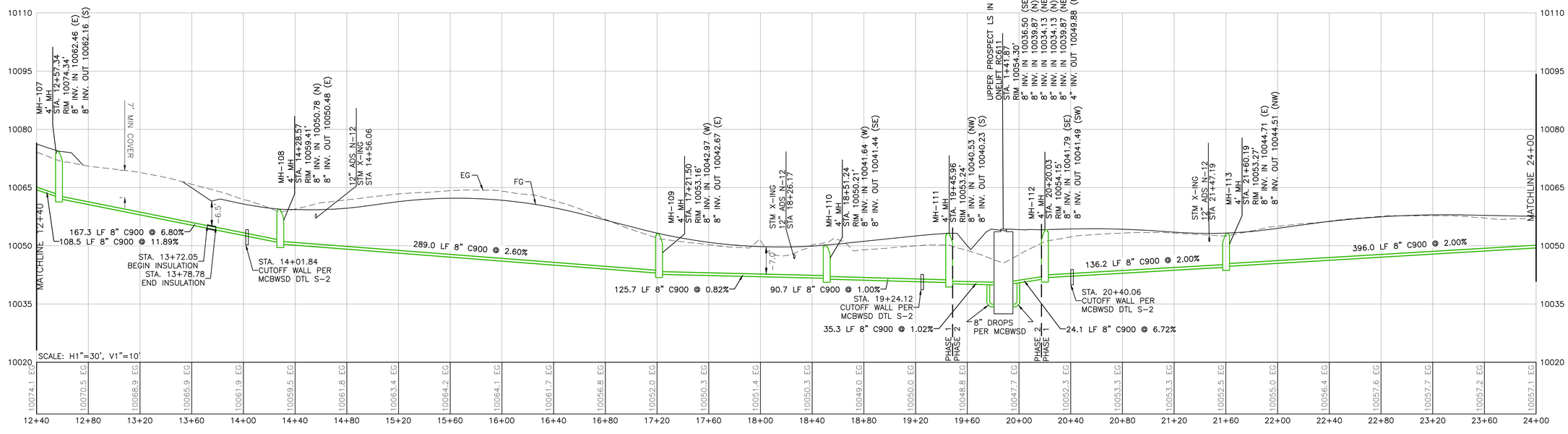
18

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\11-Dwgs\Civil\5-Final\Pros-SewerPP.dwg Plotted: 9/1/2026 12:31 PM By: Mark Goyeski

LIFT STATION NOTE:
LIFT STATION DETAILS, EXCLUDING INVERT ELEVATIONS, HAVE NOT BEEN FINALIZED WITH PACKAGED LIFT STATION SUPPLIER. CONTRACTOR TO COORDINATE WITH ENGINEER, PACKAGED LIFT STATION SUPPLIER, MCBWSD, AND CDPHE FOR THE PACKAGED LIFT STATION PACKAGE SUBMITTAL.





NOTE: SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000.3.2.
ACCESS ROAD SHALL BE HS-20 RATED.

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYSON JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

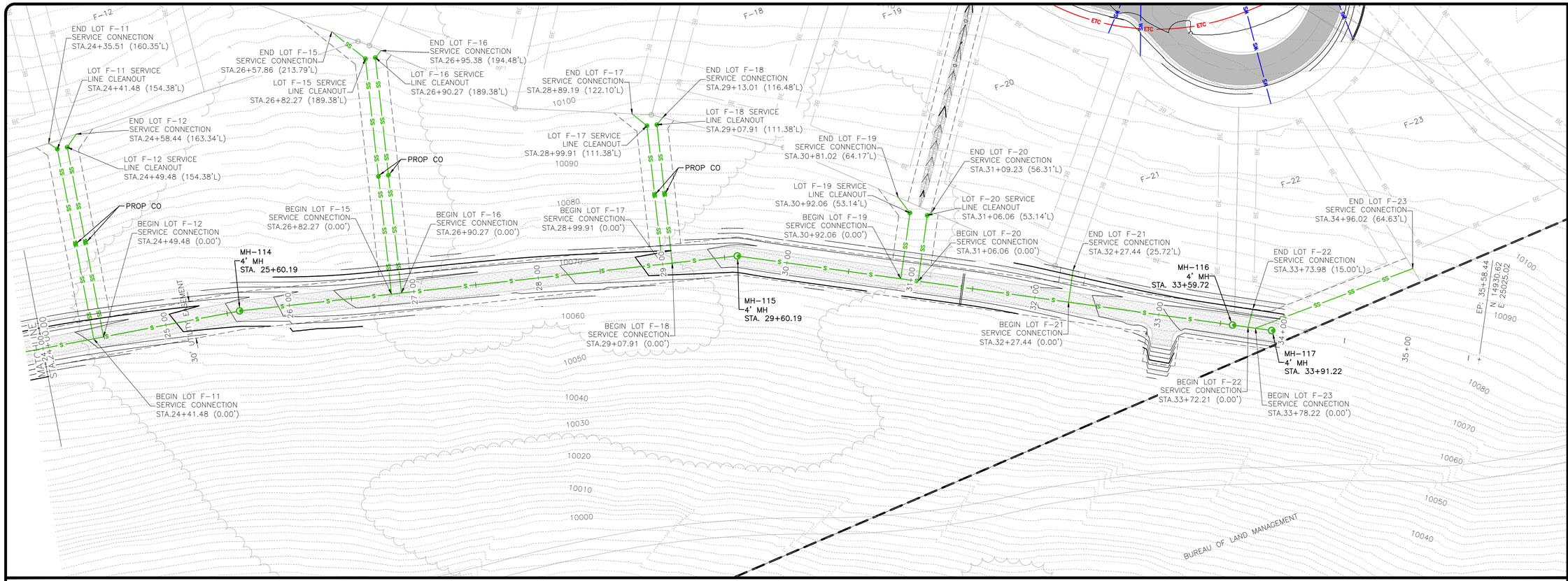
Project Milestone: Combined PUD & Subdivision Construction Set

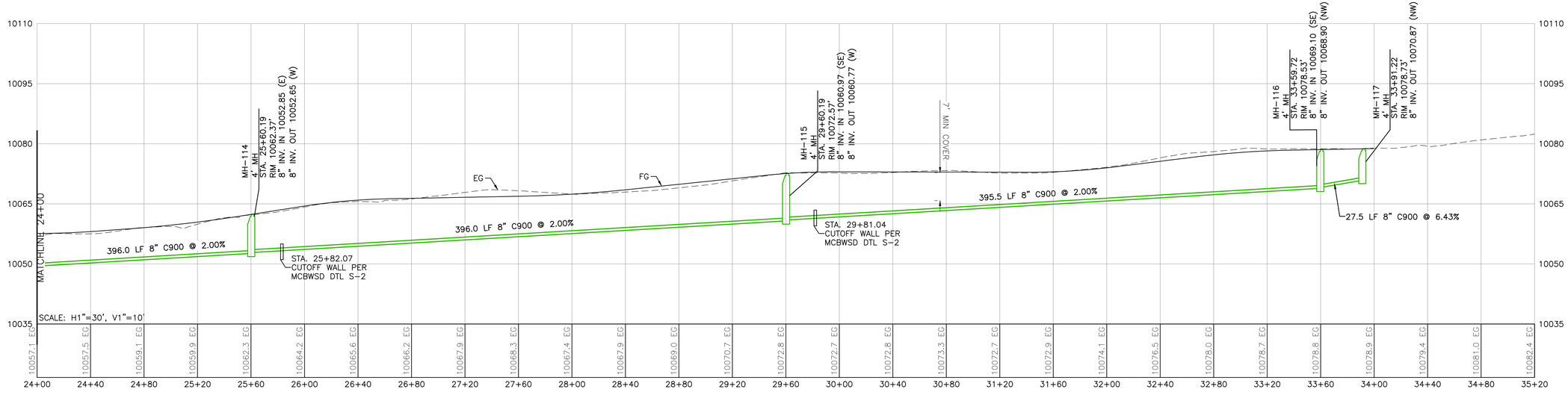
Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-SewerPP

Title:
Sewer B Plan and Profile Sta. 12+40 to 24+00

Dwg No. 19
Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\091-prospectgcm2\VH-Dwgs\Civil\5-Final\Pros-SewerPP.dwg Plotted: 9/7/2026 12:27 PM By: Mark Gayeski





NOTE: SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000.3.2. SERVICE CLEANOUTS TO BE INSTALLED AT ALL BENDS AND NO MORE THAN 100' SPACING PER MCBWSD. ACCESS ROAD SHALL BE HS-20 RATED.

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivision Construction Set

Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-SewerPP

Title:

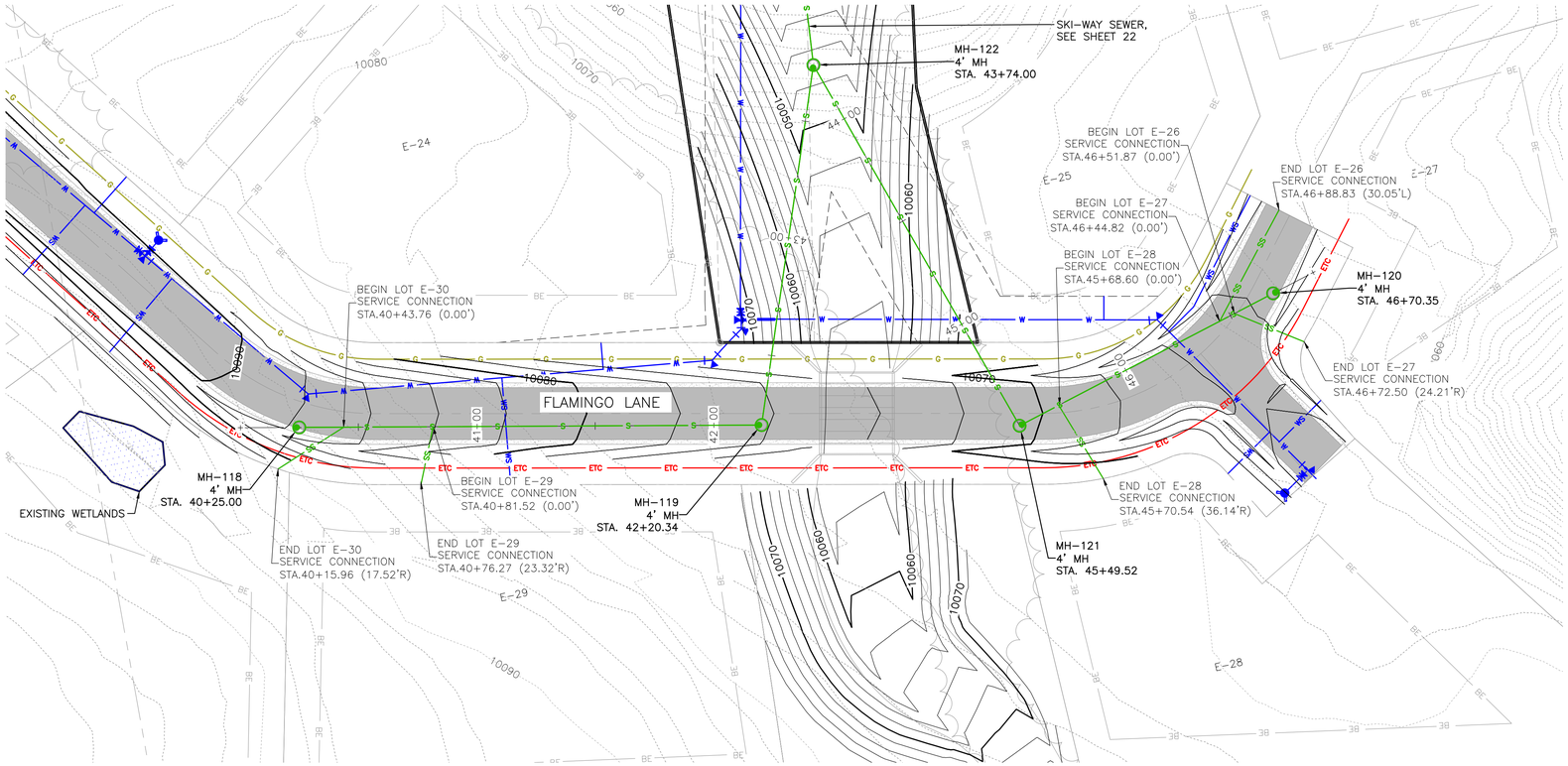
Sewer B Plan and Profile Sta. 24+00 to 35+20

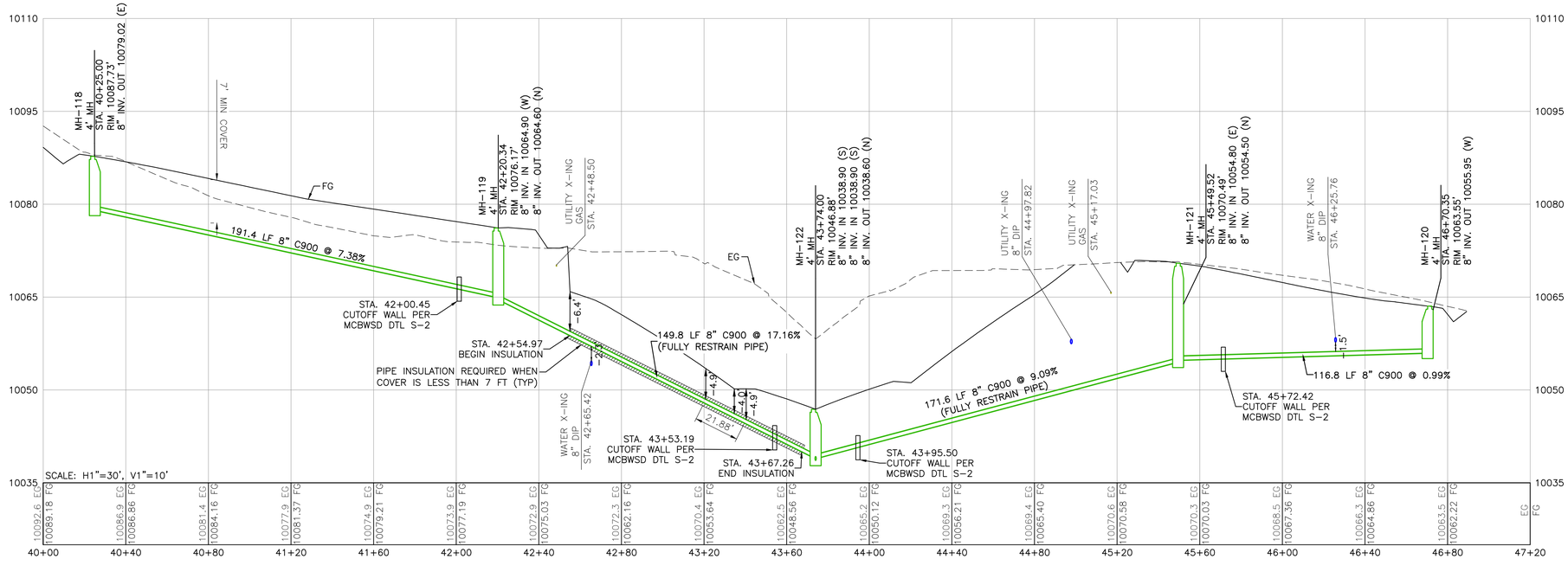
Dwg No.

20

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\091-prospectgcm2\H-Dwgs\Civil\S-Final\Pros-SewerPP.dwg Plotted: 9/1/2026 12:31 PM By: Mark Gypski





NOTE: SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000.3.2.
SERVICE CLEANOUTS TO BE INSTALLED AT ALL BENDS AND NO MORE THAN 100' SPACING PER MCBWSD.

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HARRIS
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-SewerPP

Title:

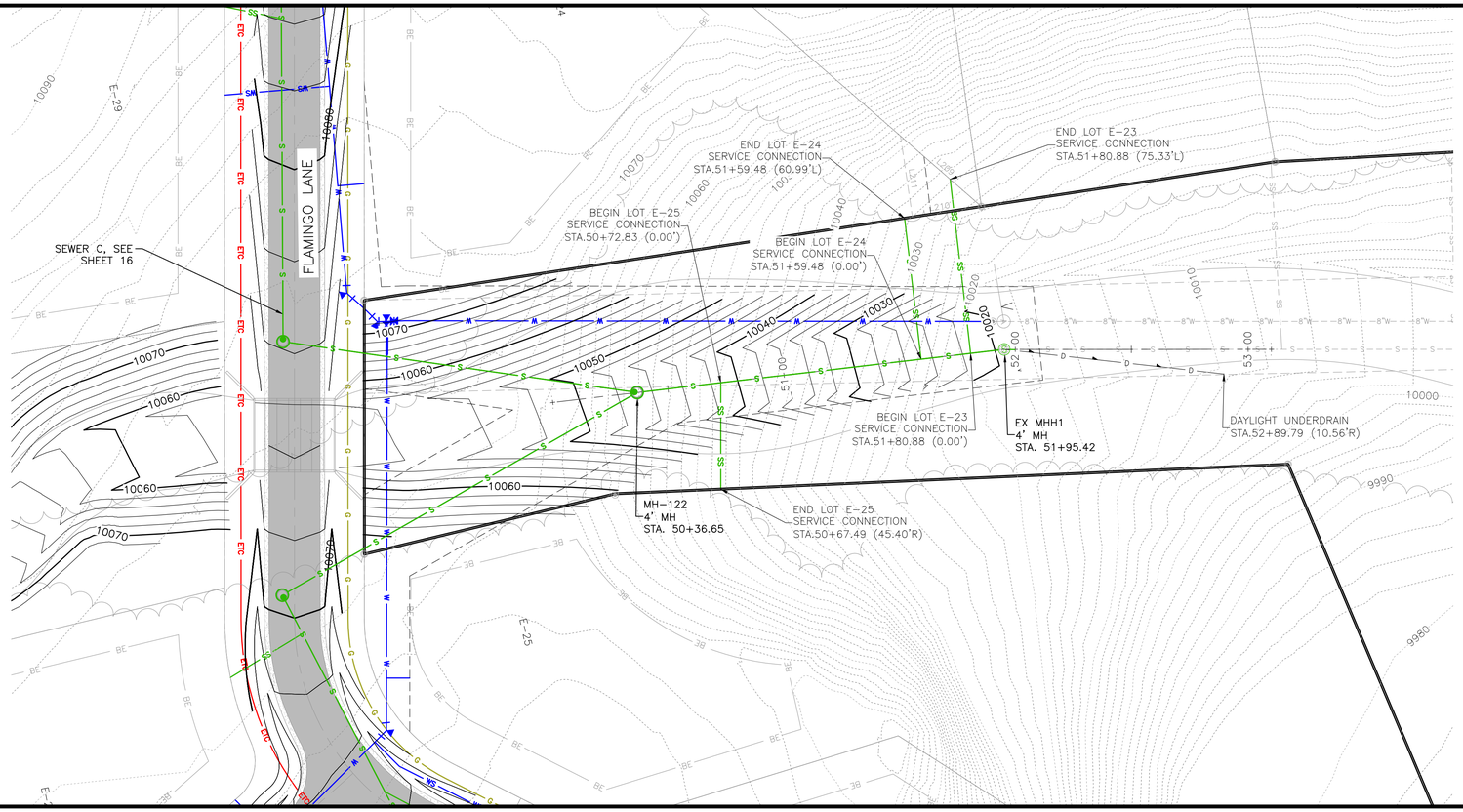
Sewer C Plan and Profile

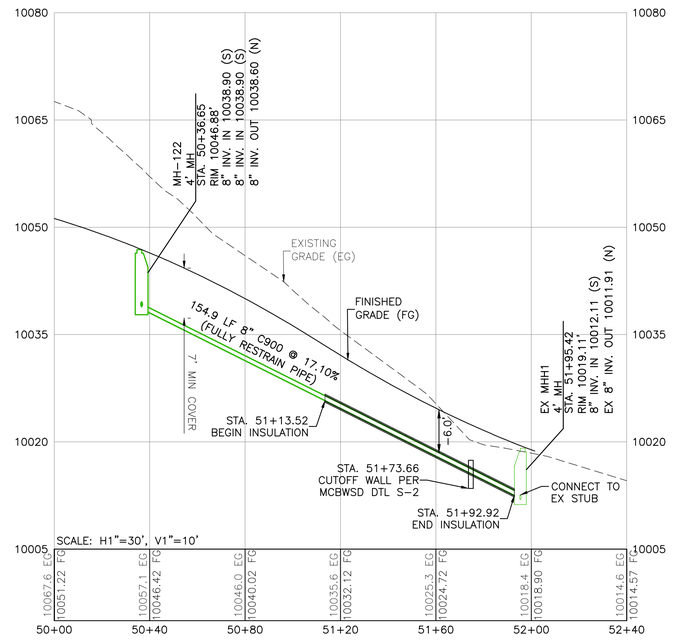
Dwg No.

21

Of: 51

I:\Gunnison\2021\2021-547--gcm2llc\001--prospectgcm2\11-Dwgs\Civil\5-Final\Pros-SewerPP.dwg Plotted: 9/1/2026 12:36 PM By: Mark Gayeski





NOTE: SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000.3.2.

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TIMOTHY JAMES HOLT
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

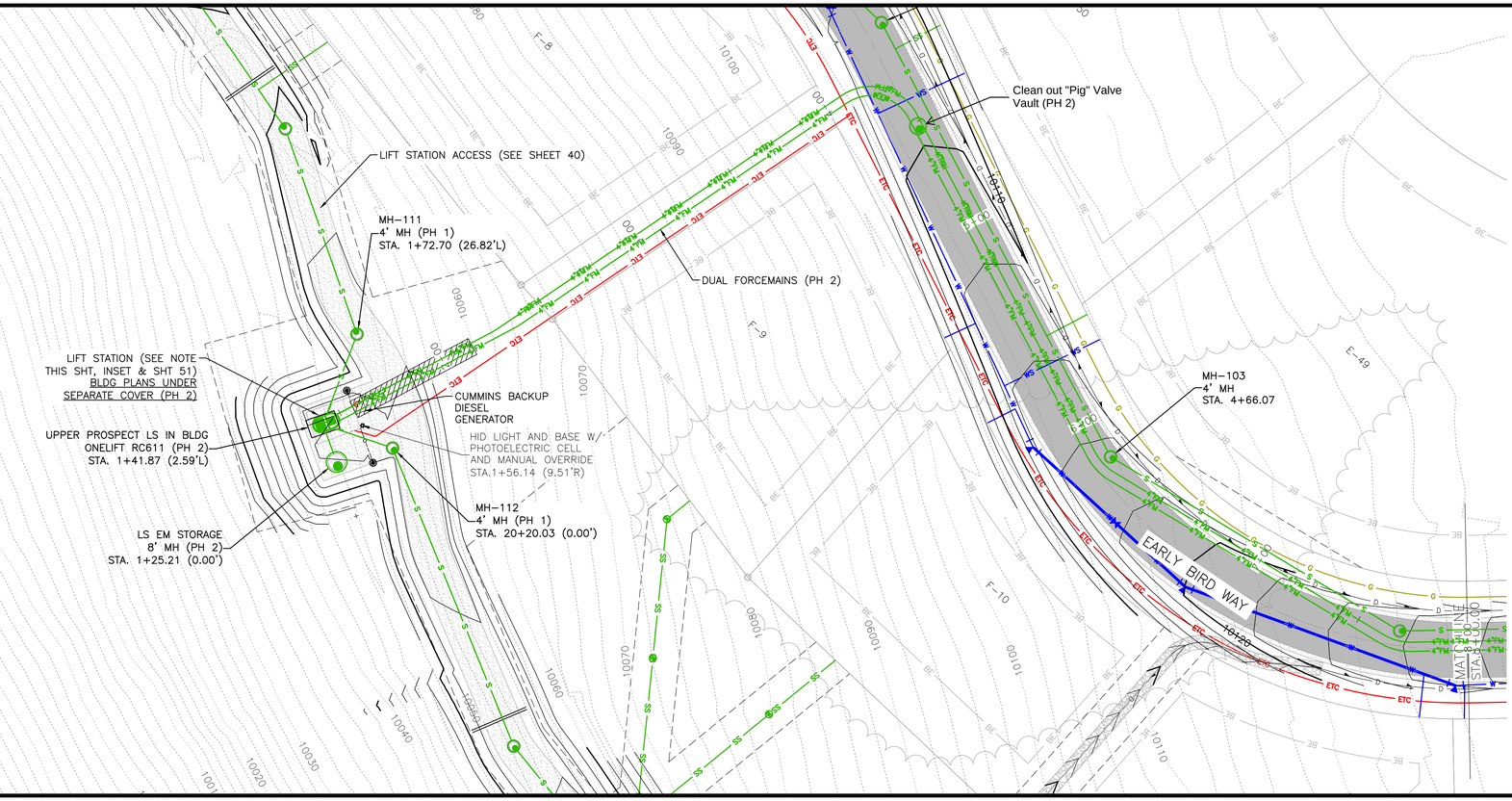
Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-SewerPP

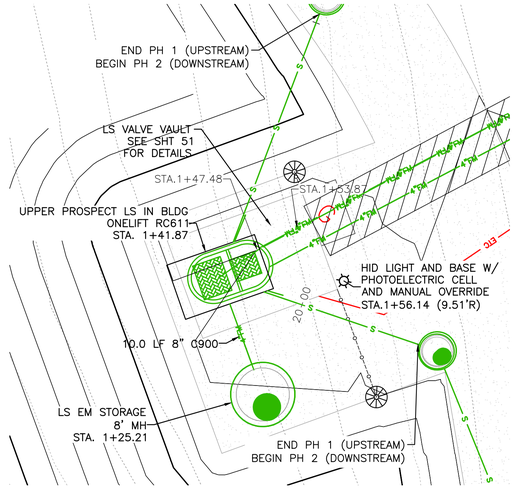
Title:

Ski-Way Sewer Plan and Profile

Dwg No.
22
Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\VI-Dwgs\Civil\S-Final\Pros-SewerPP.dwg Plotted: 9/1/2026 12:28 PM By: Mark Gayeski

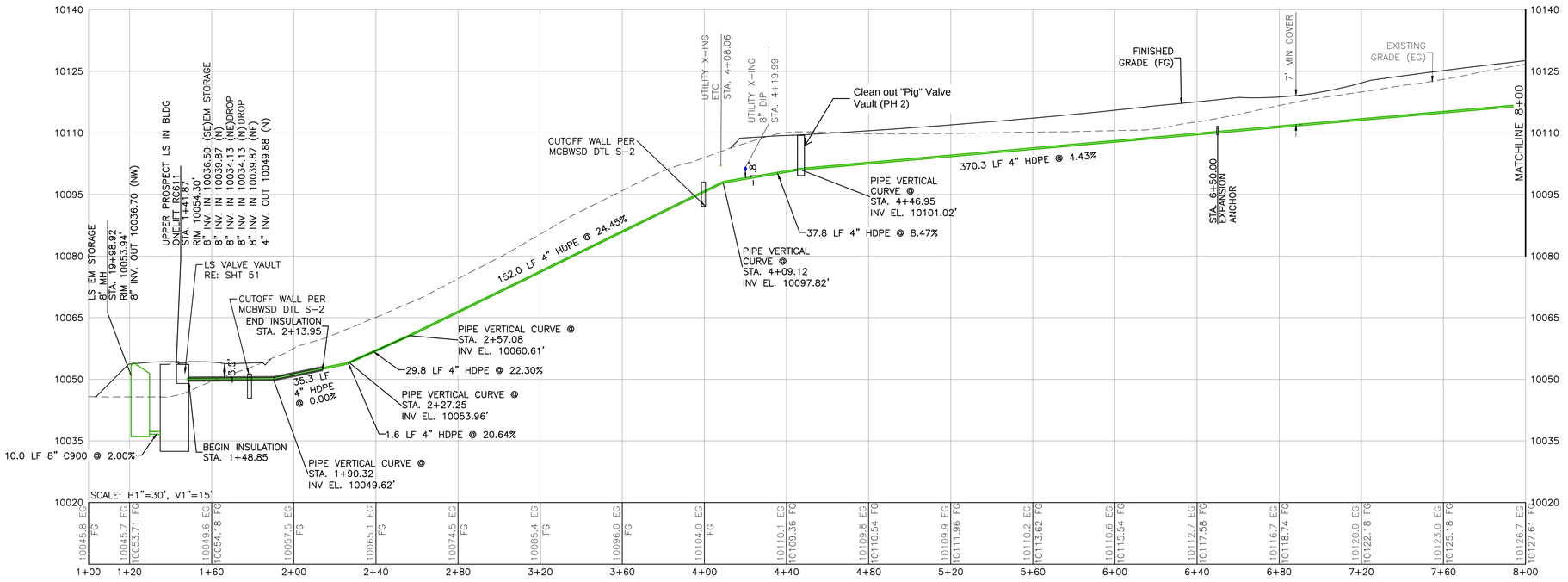




LIFT STATION INSET
SCALE: 1"=10'

NOTE: BUILDING PLANS
UNDER SEPARATE COVER.

LIFT STATION NOTE:
LIFT STATION DETAILS, EXCLUDING INVERT ELEVATIONS, HAVE NOT BEEN FINALIZED WITH THE PACKAGED LIFT STATION SUPPLIER. CONTRACTOR TO COORDINATE WITH ENGINEER, PACKAGED LIFT STATION SUPPLIER, MCBWSD, AND CDPHE FOR THE PACKAGED LIFT STATION PACKAGE SUBMITTAL.



NOTES:
1. MINIMUM BEND RADIUS OF 18 FT FOR VERTICAL & HORIZONTAL CURVE PIPE BENDS.
2. GRAVITY NETWORK STRUCTURES REFERENCE GRAVITY SANITARY ALIGNMENT.
3. OUTSIDE DROP CONNECTIONS REQUIRED FOR ALL MANHOLES/LIFT STATIONS WITH 3FT OR MORE OF DROP BETWEEN INVERT IN AND SUMP.
4. EXPANSION ANCHORS TO BE INSTALLED EVERY 500 FT ON HDPE FORCEMAIN (SEE DETAIL).
5. SEE SHEET 11 FOR FORCEMAIN CURVE DATA.

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
44306
JAMES HARRELL
PROFESSIONAL ENGINEER
9/1/2026

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

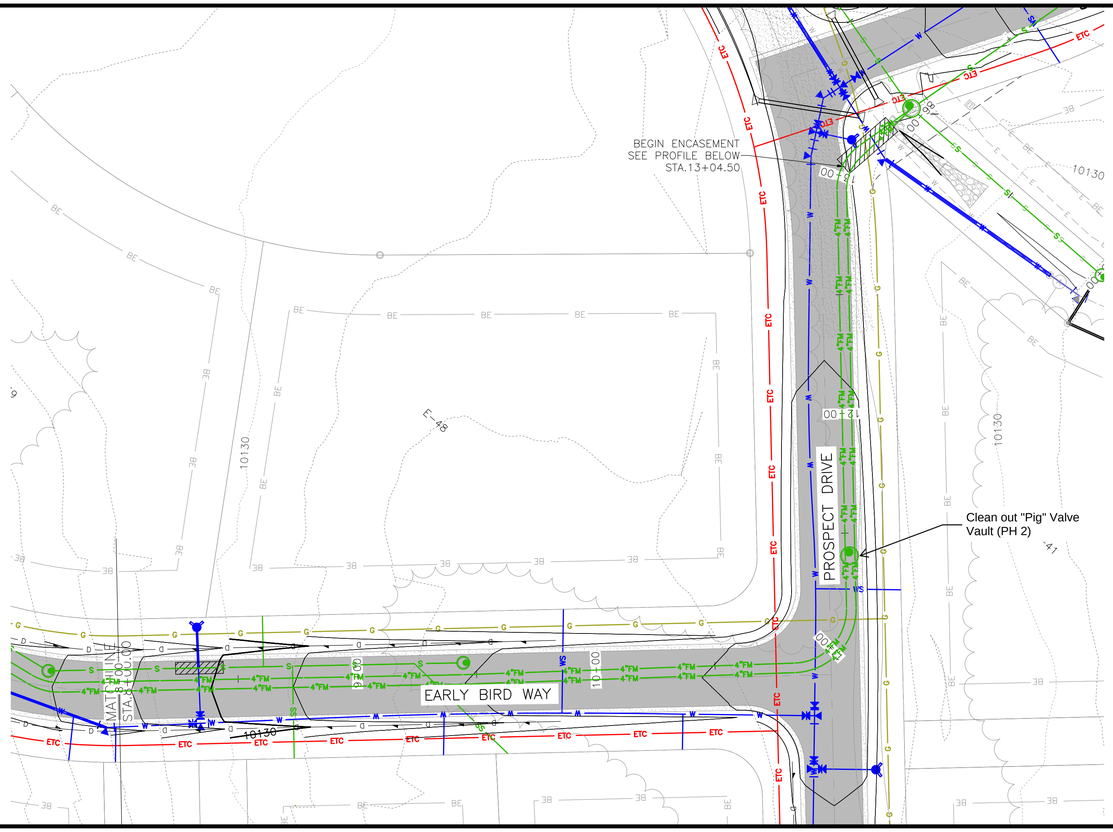
Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC: TH	PE: TH
File:	Pros-SewerPP

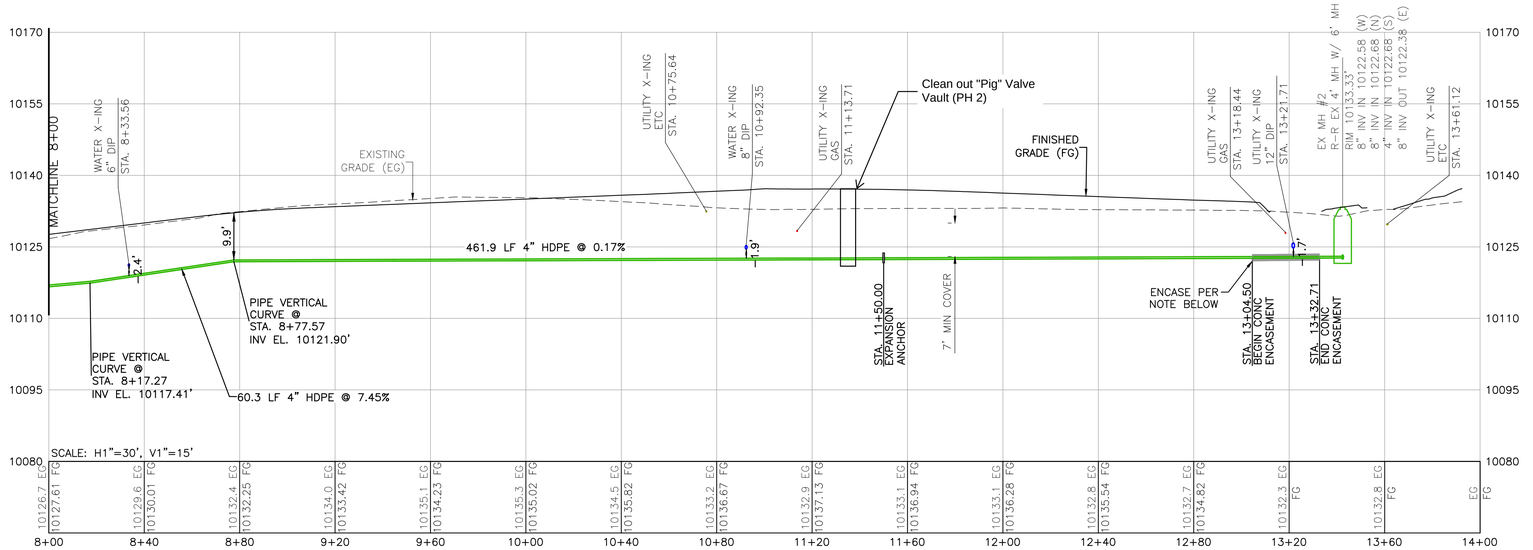
Title:

Forcemain Plan and Profile Sta. 1+00 to 8+00

Dwg No.
23
Of : 51

i:\Gunnison\2021\2021-547--gcm2llc\001--prospect\pcm2\H--Dwgs\Civil\5--Final\Pros--SewerPP.dwg Plotted: 9/1/2026 12:28 PM By: Mark Gojeski





NOTES:

1. MINIMUM BEND RADIUS OF 18 FT FOR VERTICAL & HORIZONTAL CURVE PIPE BENDS.
2. GRAVITY NETWORK STRUCTURES REFERENCE GRAVITY SANITARY ALIGNMENT.
3. OUTSIDE DROP CONNECTIONS REQUIRED FOR ALL MANHOLES/LIFT STATIONS WITH 3FT OR MORE OF DROP BETWEEN INVERT IN AND SUMP (SEE SHEET 51 DROP INVERT ELEVATIONS).
4. EXPANSION ANCHORS TO BE INSTALLED EVERY 500 FT ON HDPE FORCEMAIN (SEE DETAIL).
5. SEE SHEET 11 FOR FORCEMAIN CURVE DATA.
6. ENCASEMENT SHALL EXTEND NO LESS THAN 9 FEET EITHER SIDE OF CROSSING IN ACCORDANCE WITH MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000, 3.3.

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HARRIS
44306
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

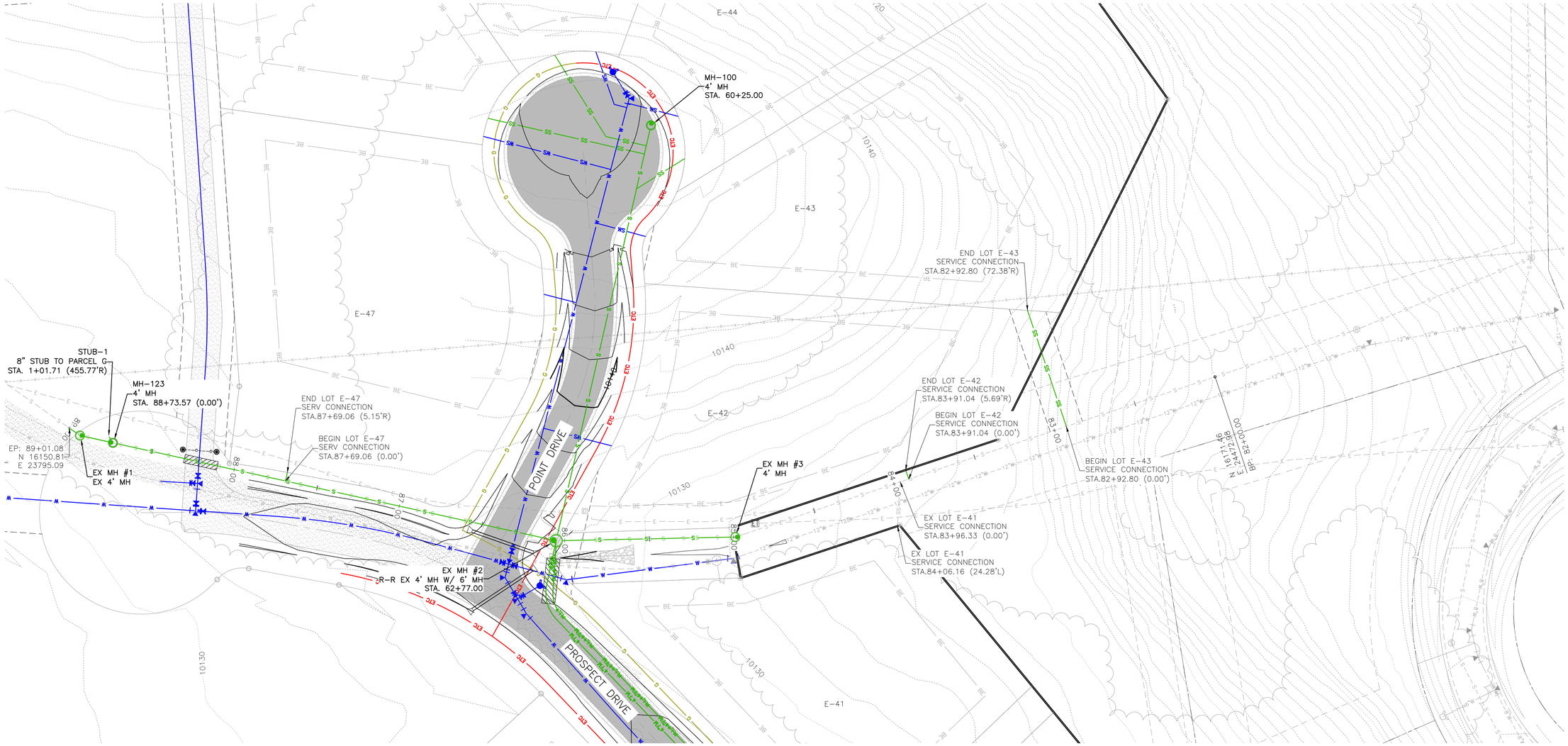
Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH PE: TH
File: Pros-SewerPP

Title:

Forcemain Plan and Profile Sta. 8+00 to 14+00

Dwg No.
24
Of: 51

I:\Gunnison_2021\2021-547--gcm2llc_001--prospect\gcm2\1-Dwgs\Civil\5-Final\Pros--SewerPP.dwg Plotted: 9/1/2026 12:35 PM By: Mark Gojeski



NOTES:
ALL SERVICE CONNECTIONS ON THIS SHEET TO CONNECT TO EXISTING SANITARY MAIN EXCEPT FOR LOT E-47 WHICH WILL CONNECT TO A REPLACED 8" SEWER MAIN.
SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000.3.2. ENCASEMENT SHALL EXTEND NO LESS THAN 9 FEET EITHER SIDE OF CROSSING IN ACCORDANCE WITH MCBWSD WASTEWATER STANDARDS AND SPECIFICATIONS SECTION 02000, 3.3.

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWELL
44306
PROFESSIONAL ENGINEER
9/1/2026

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

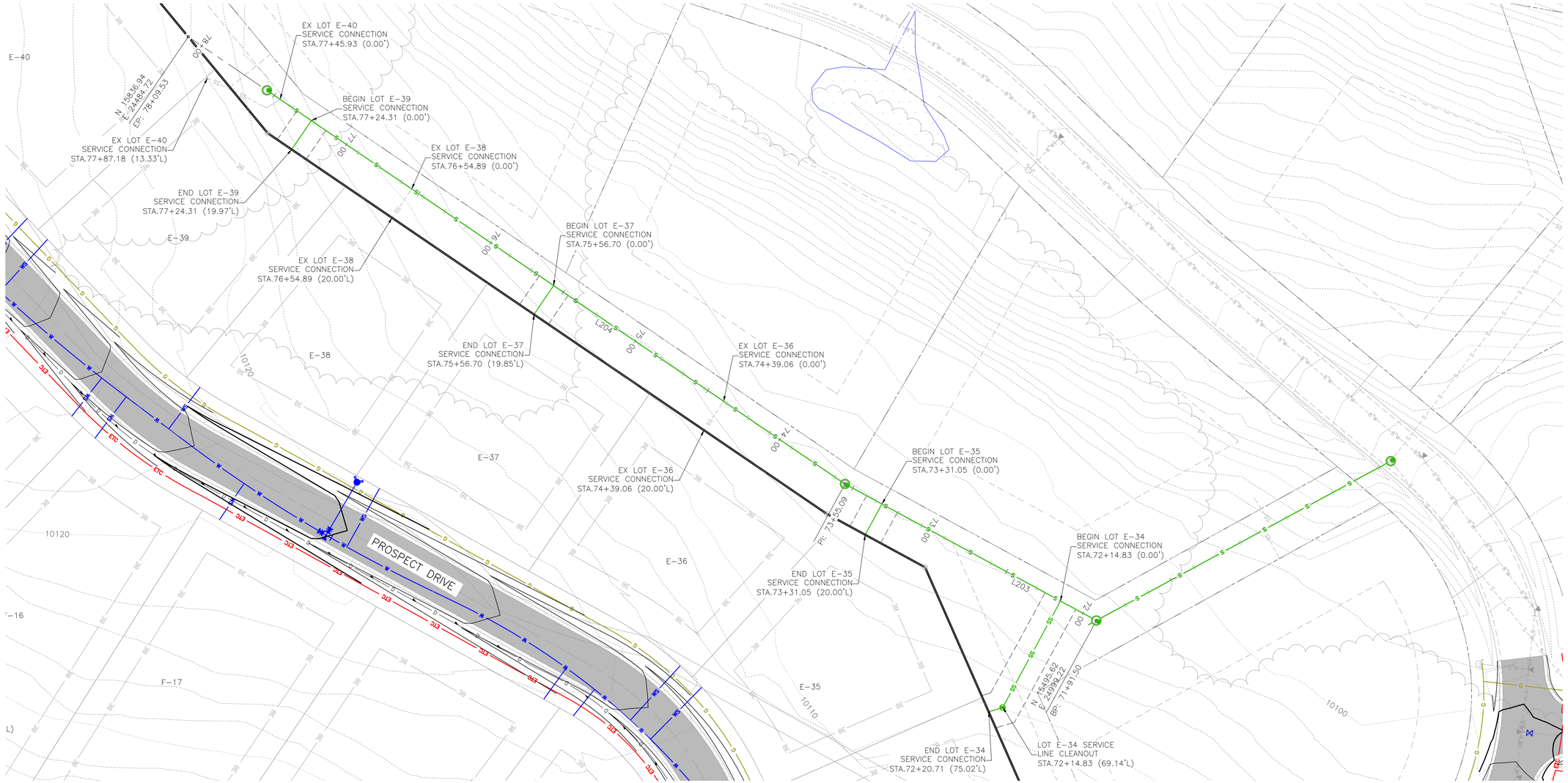
Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-SewerPP

Title:
Sanitary
Service
Connections
(Lots E-34
Through E-39

Dwg No.
25
Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Civil\3-Final\Pros-SewerPP.dwg Plotted: 9/1/2026 12:33 PM By: Mark Goyeski



LINE TABLE		
LINE #	BEARING	LENGTH
L203	N60°39'31"W	163.60'
L204	N54°55'21"W	454.43'

NOTES:
ALL SERVICE CONNECTIONS ON THIS SHEET TO CONNECT TO EXISTING SANITARY MAIN.
SANITARY SERVICE LINES SHALL BE INSTALLED IN SEPARATE TRENCHES, PER MCBWSD STANDARDS AND SPECIFICATIONS FOR WASTE WATER SYSTEM CONSTRUCTION SECTION 02000.3.2.

Graphic Scale
0 15 30 60
In Feet: 1" = 30'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWELL
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

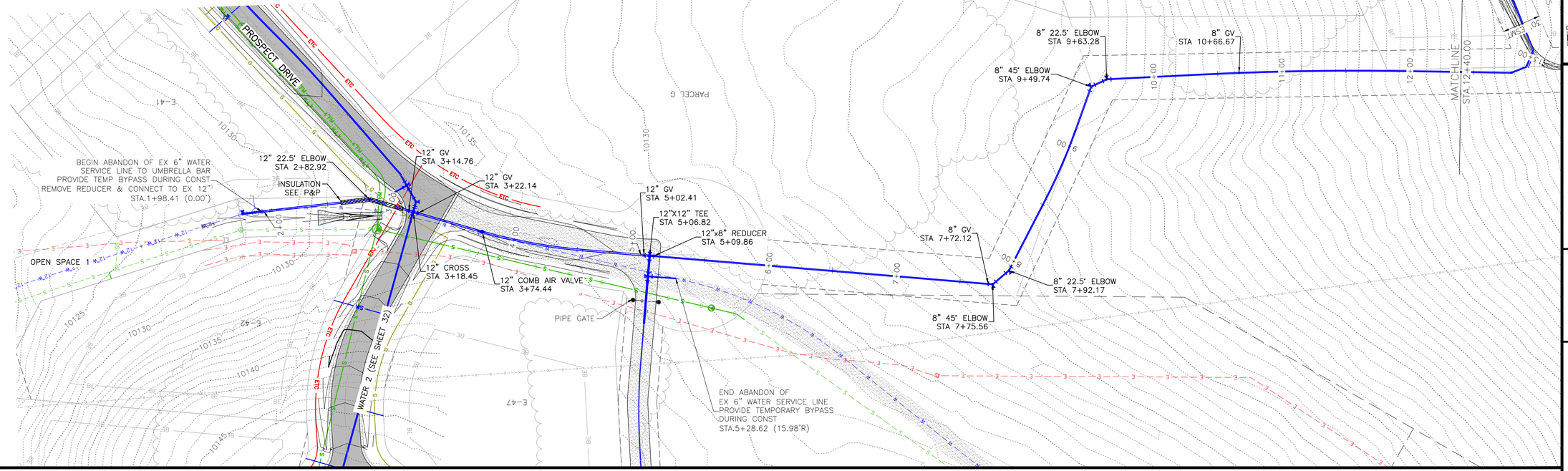
Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-SewerPP

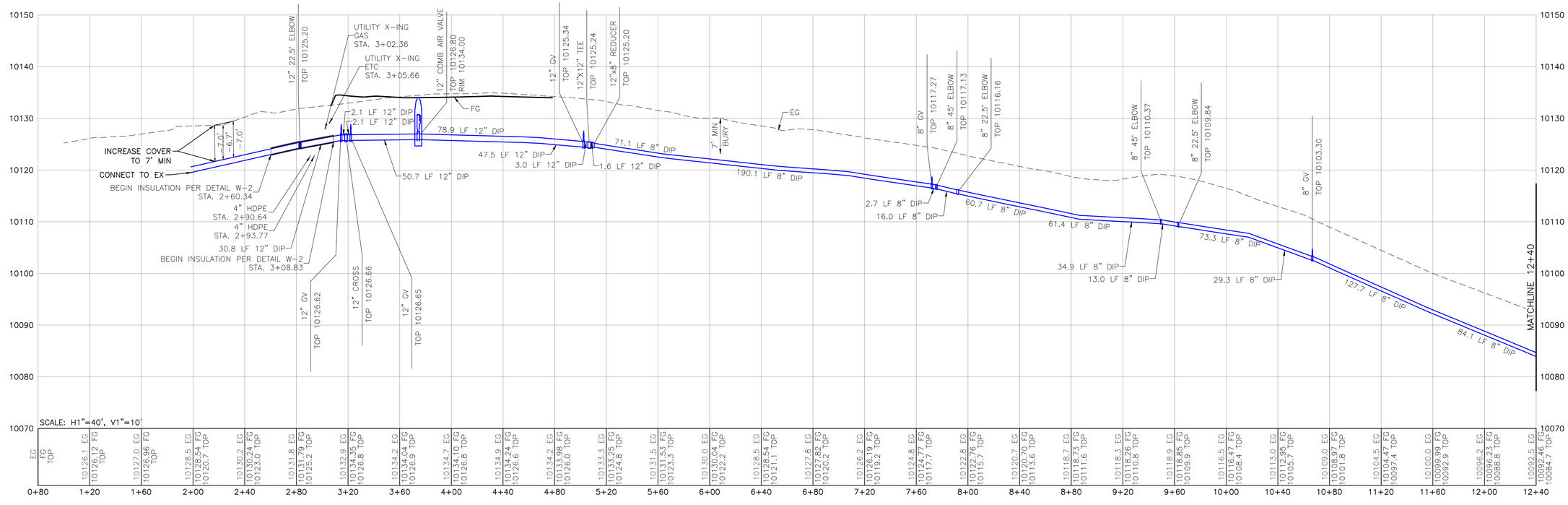
Title:
Sanitary Service Connections (Lots E-42 Through E-47)

Dwg No.
26

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Int-Dwgs\Civil\3-Final\Pros-SewerPP.dwg Plotted: 9/1/2026 12:29 PM By: Mark Goyeski





Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Project Milestone: Combined PUD & Subdivison Construction Set		
2			
3			

Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-WaterPP

Title:

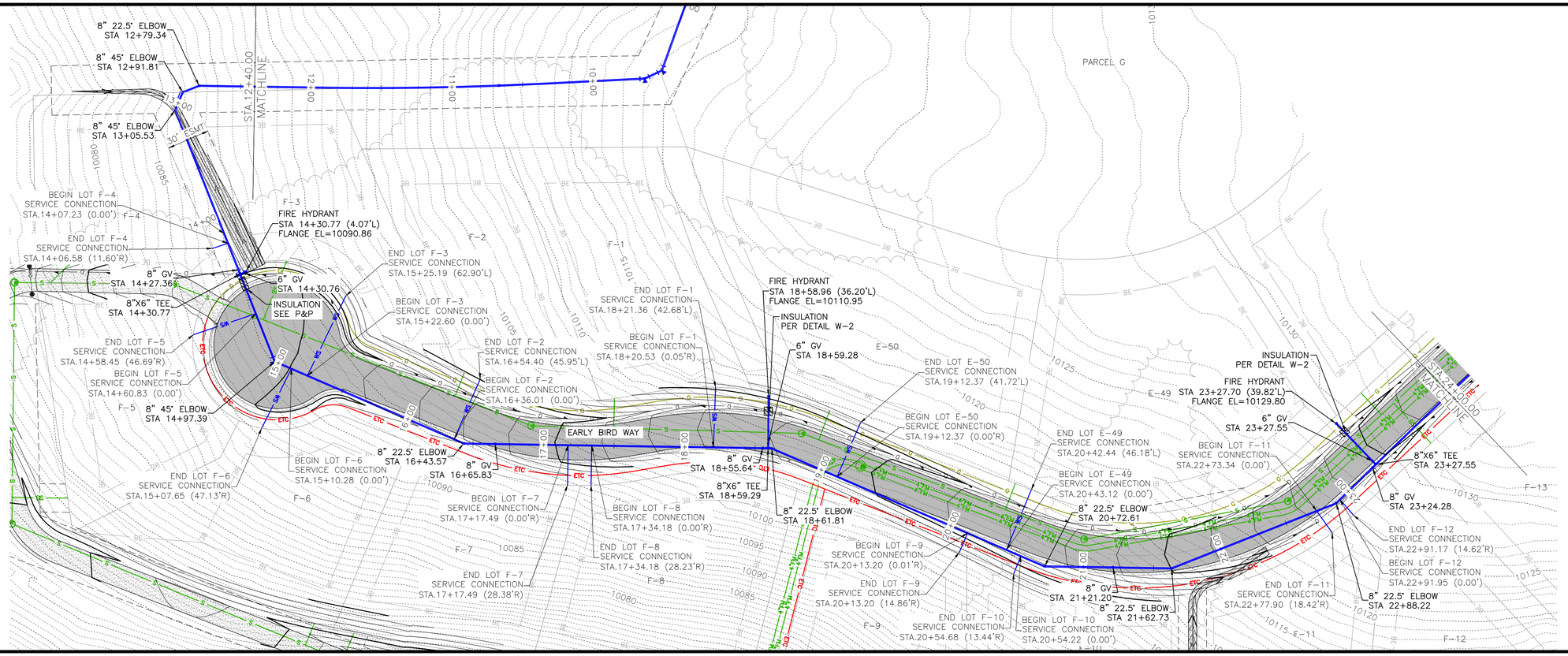
Water 1 Plan and Profile Sta. 0+80 to 12+40

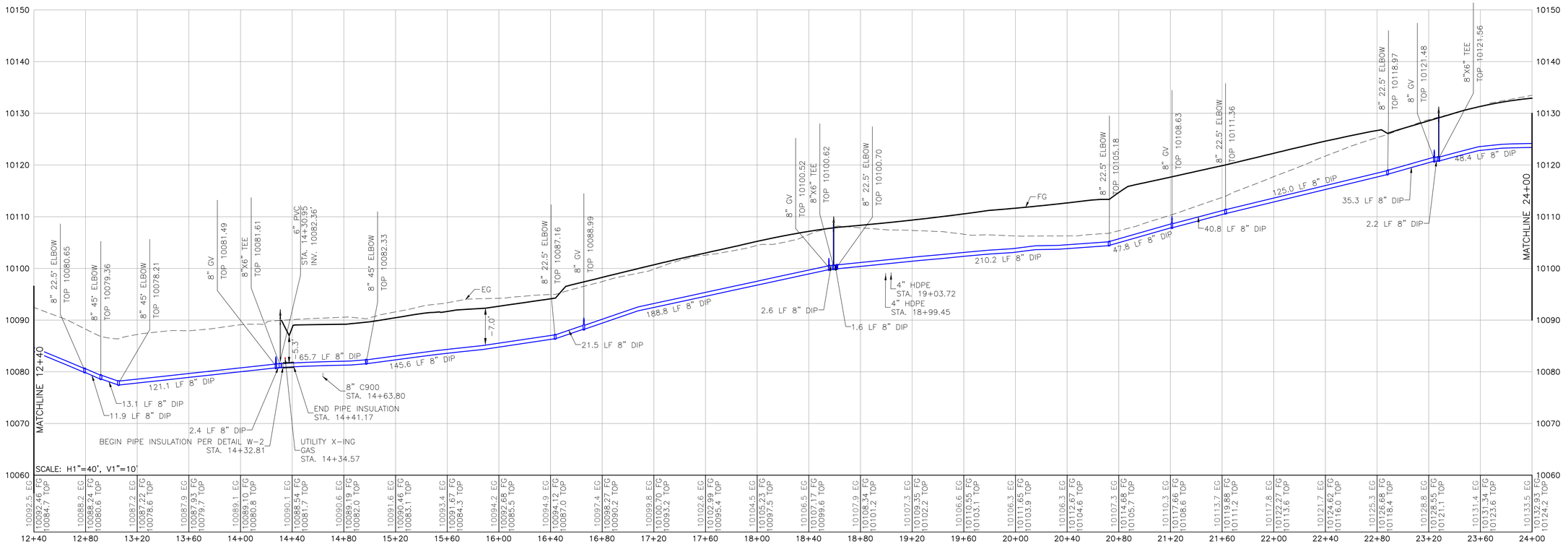
Dwg No.

27

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\H-Engr\Civil\5-Final\Pros-WaterPP.dwg Plotted: 9/1/2026 12:30 PM By: Mark Gayeski





GCM², LLC
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-WaterPP

Title:

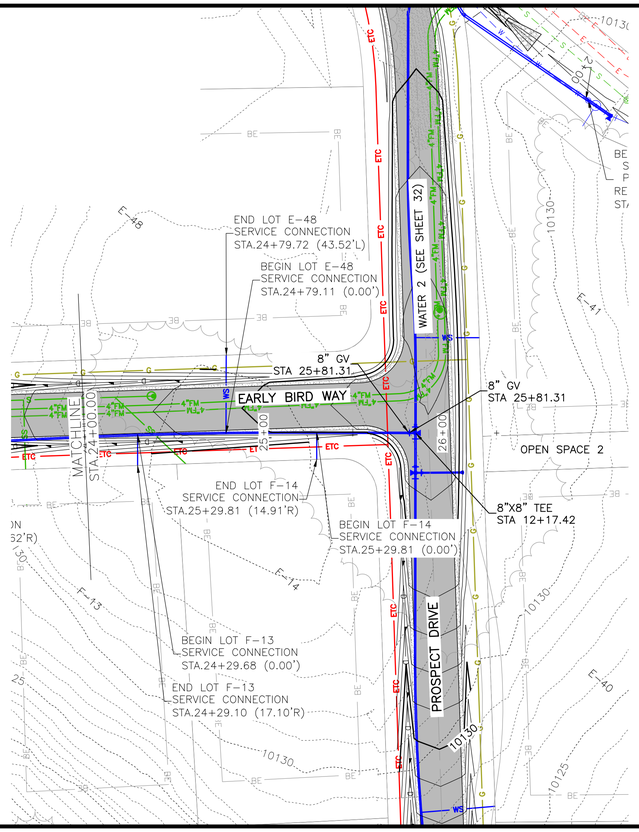
Water 1 Plan
and Profile Sta.
12+40 to 24+00

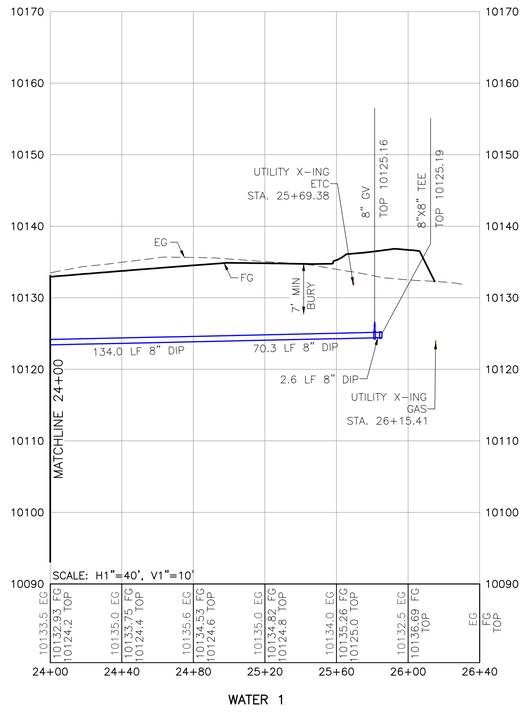
Dwg No.

28

Of : 51

I:\Gunnison\2021\2021-547-gcm2\x\001-prospectgcm2\Int-Dwgs\Civil\5-Final\Pros-WaterPP.dwg Plotted: 9/1/2026 12:36 PM By: Mark Goyeski





WATER 1

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TIMOTHY JAMES HOLMES
44306
PROFESSIONAL ENGINEER
9/1/2026

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivision Construction Set

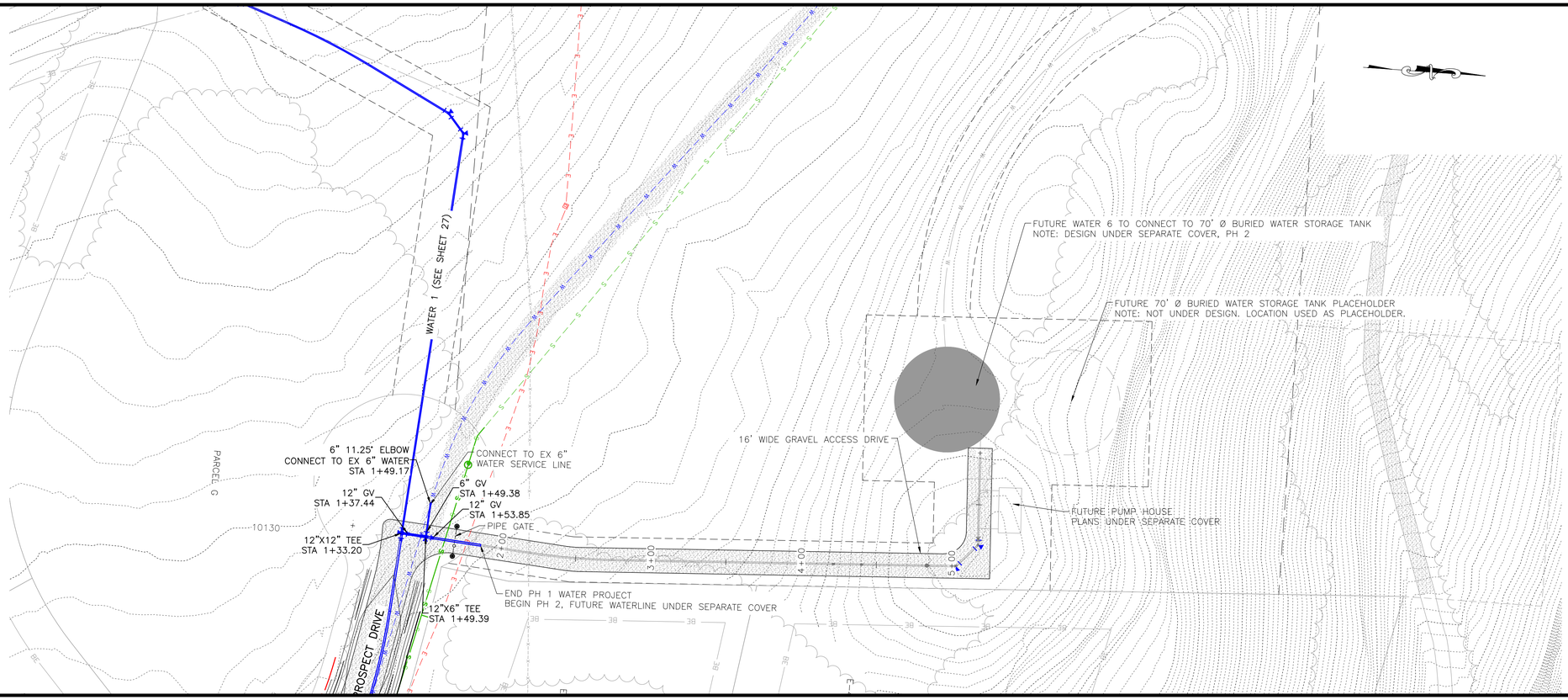
Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-WaterPP

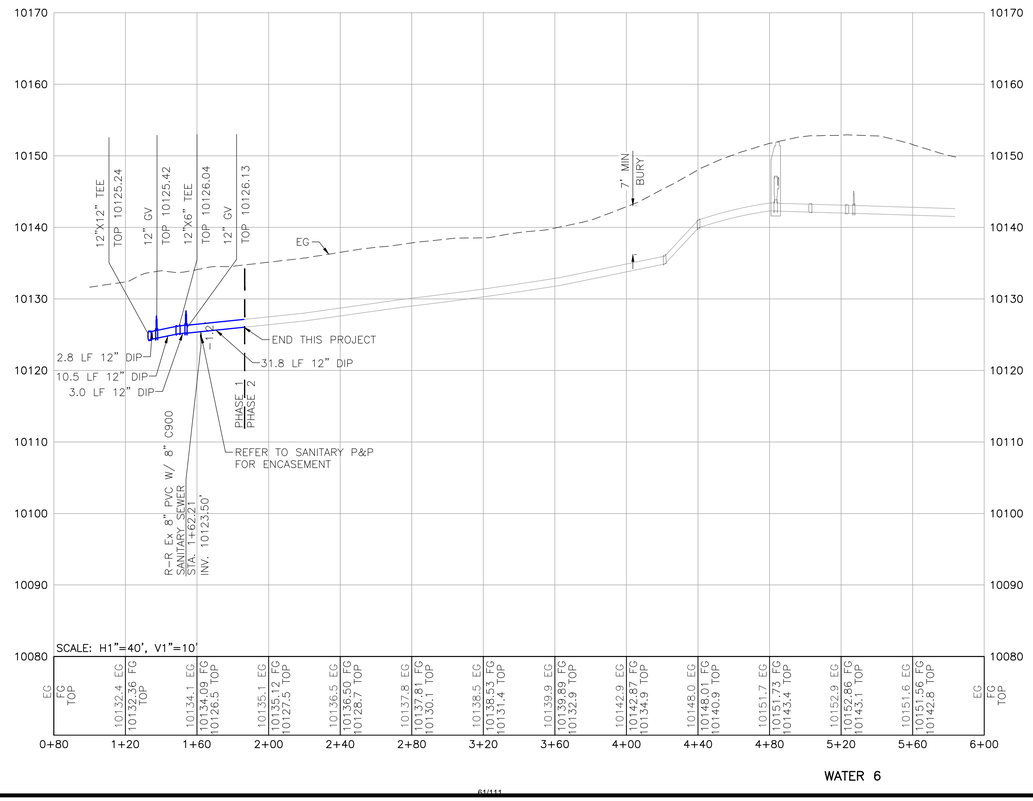
Title:

Water 1 Plan
and Profile Sta.
24+00 to 26+40

Dwg No.
29
Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\VI-Dwgs\Civil\5-Final\Pros-WaterPP.dwg Plotted: 9/1/2026 12:38 PM By: Mark Gayeski





Graphic Scale

0 ## ## ##

In Feet: 1" = ##'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-WaterPP

Title:

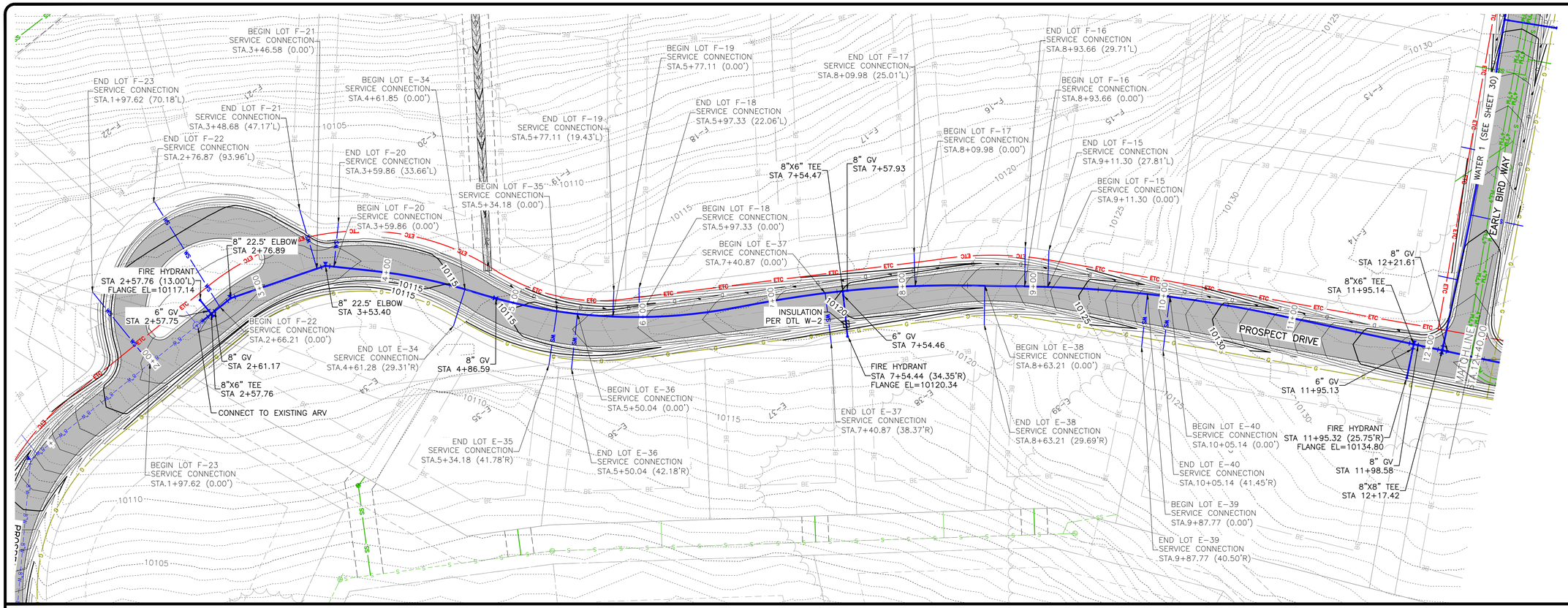
Water 6 Plan and Profile

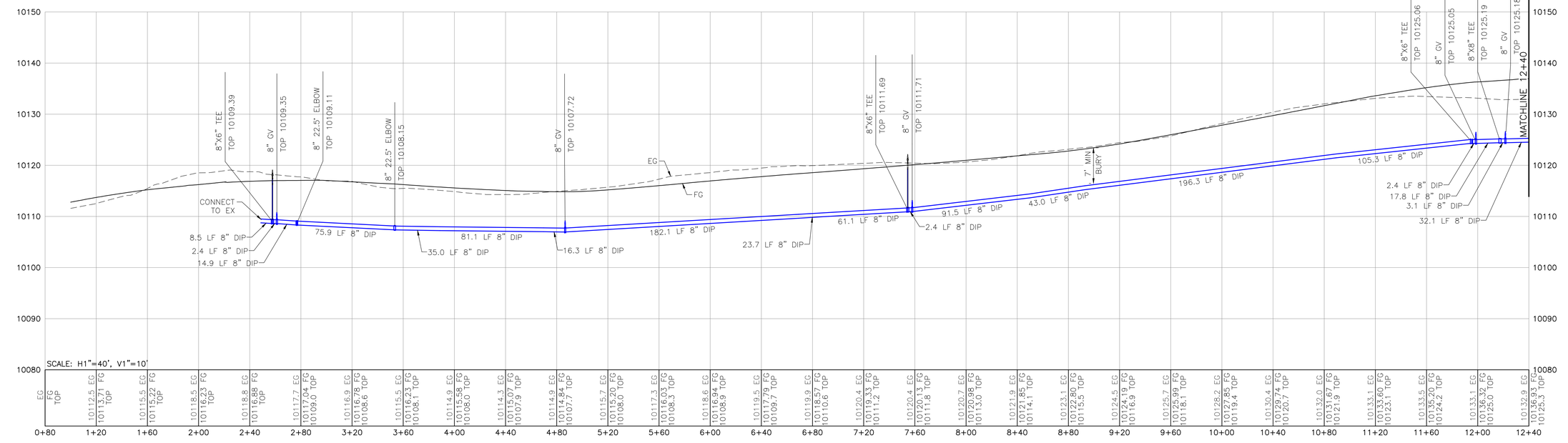
Dwg No.

30

Of : 51

I:\Gunnison\2021\2021-547--gcm2llc\001-prospectgcm2\Vt-Dwgs\Civil\5-Final\Pros--WaterPP.dwg Plotted: 9/1/2026 12:33 PM By: Mark Gayeski





SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
44306
TYLER JAMES HOWE
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivision Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-WaterPP

Title:

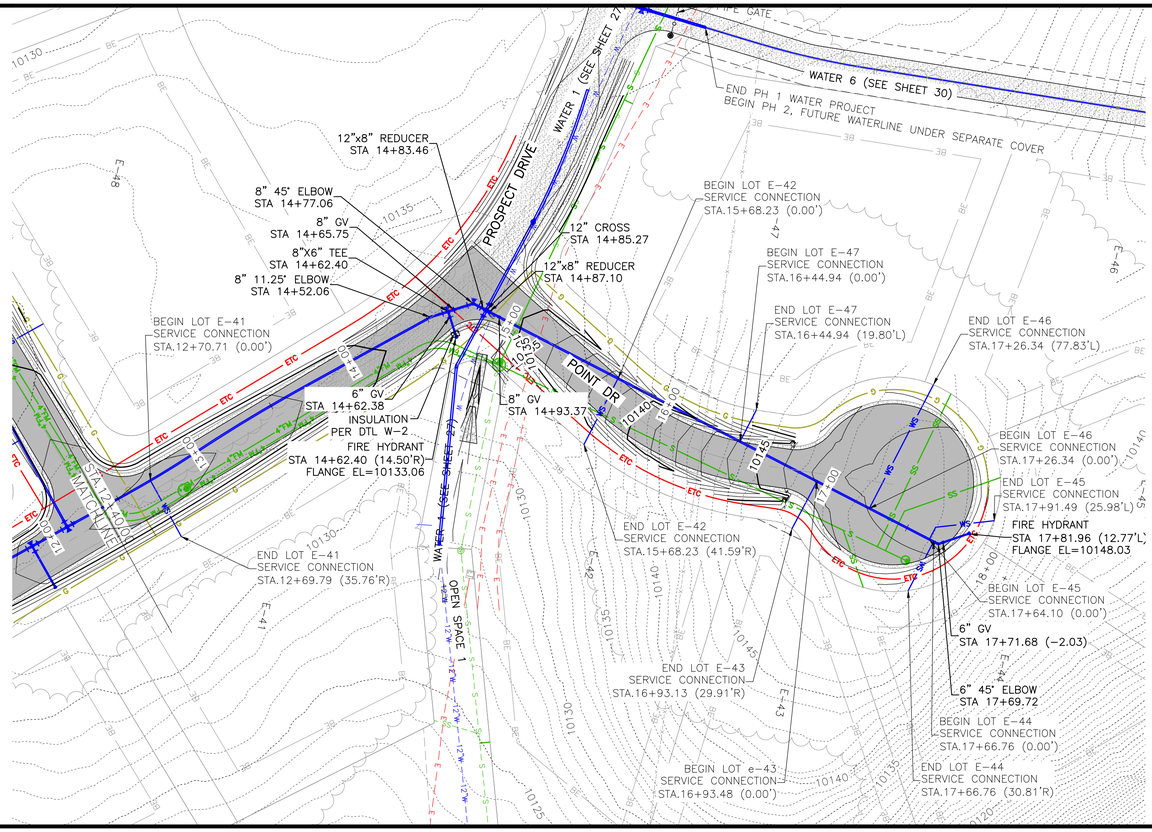
Water 2 Plan and Profile Sta. 0+80 to 12+40

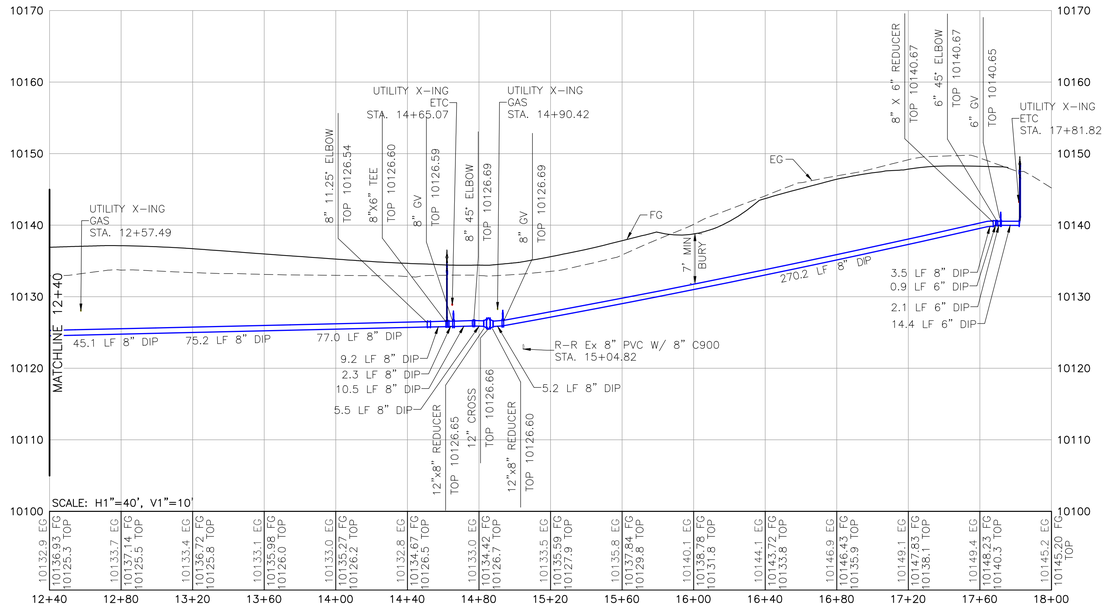
Dwg No.

31

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\VI-Dwgs\Civil\5-Final\Pros-WaterPP.dwg Plotted: 9/1/2026 12:40 PM By: Mark Gayeski





SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

COLORADO LICENSED
44306
TIMOTHY JAMES HOLMES
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivision Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-WaterPP

Title:

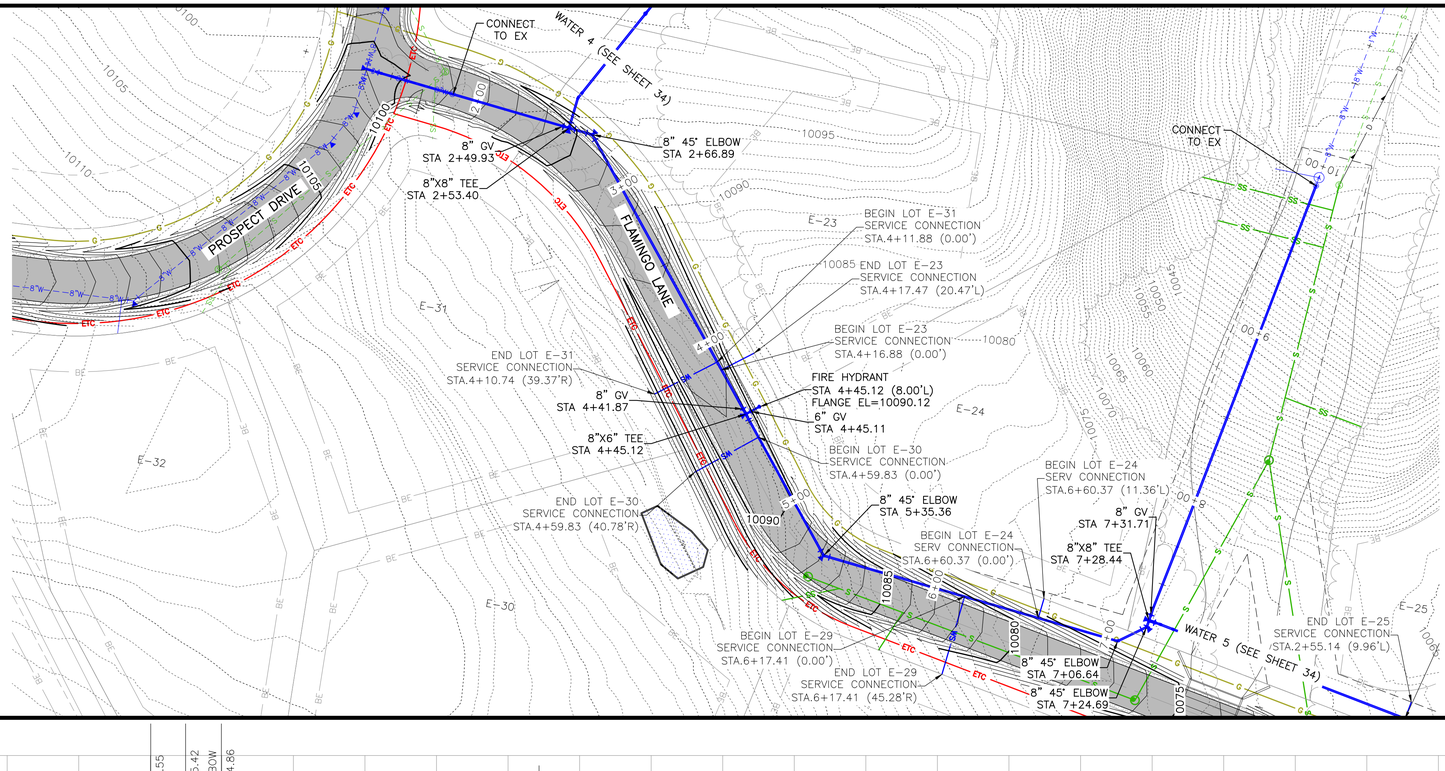
Water 2 Plan and Profile Sta. 12+40 to 24+00

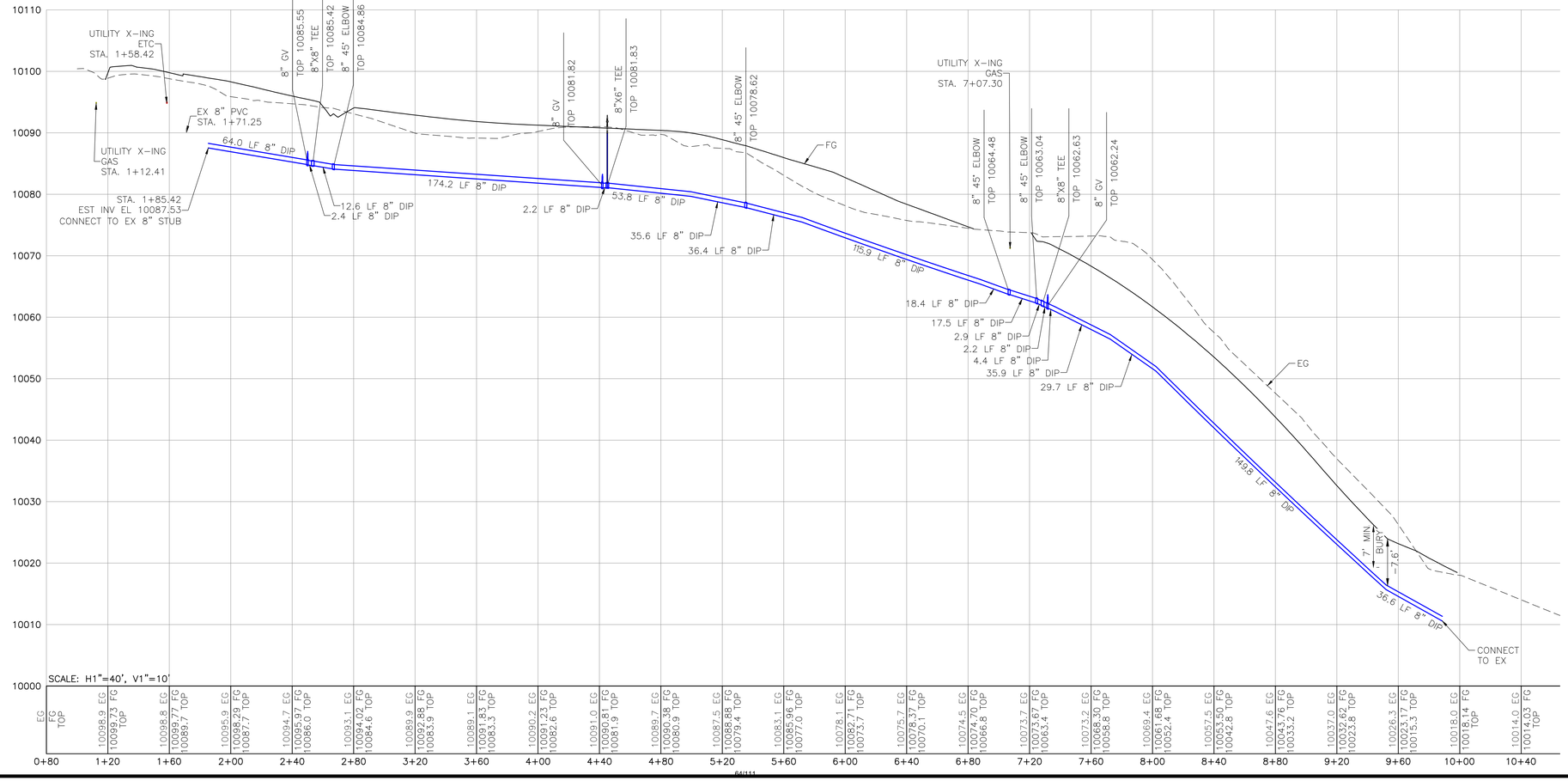
Dwg No.

32

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\VI-Dwgs\Civil\5-Final\Pros-WaterPP.dwg Plotted: 9/1/2026 12:38 PM By: Mark Gayeski





Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOUK
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivision Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC: TH	PE: TH
File:	Pros-WaterPP

Title:

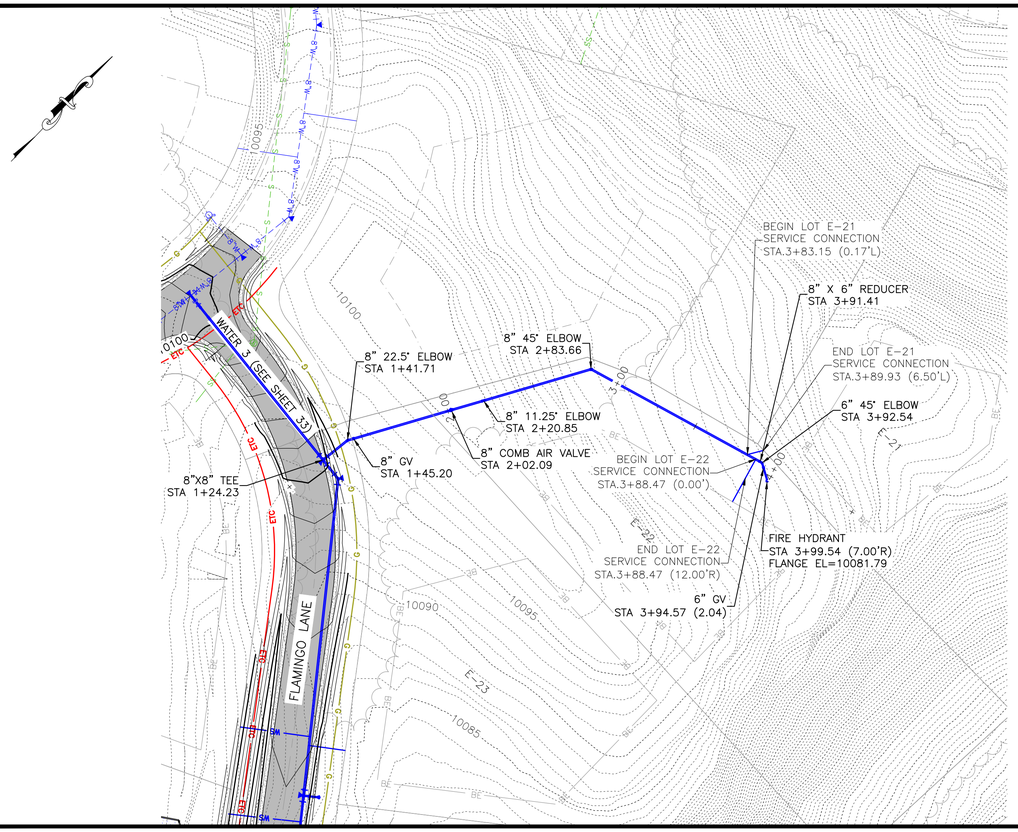
Water 3 Plan and Profile

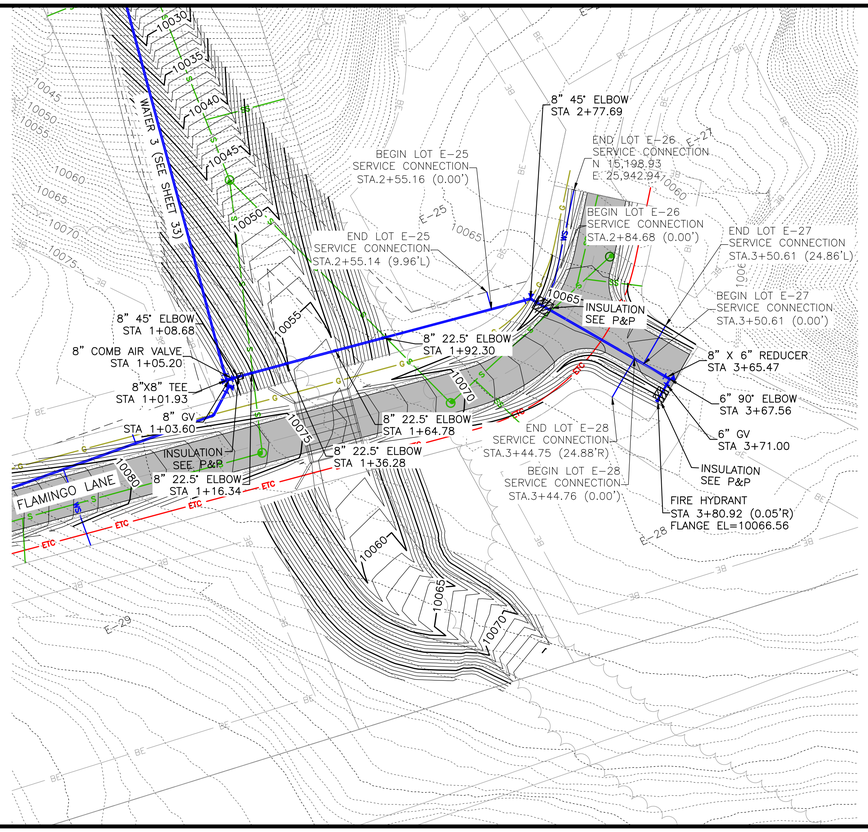
Dwg No.

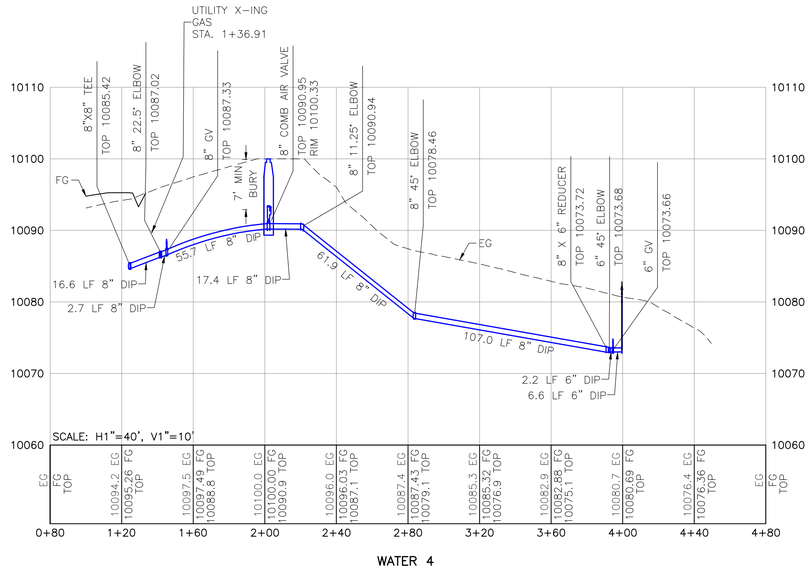
33

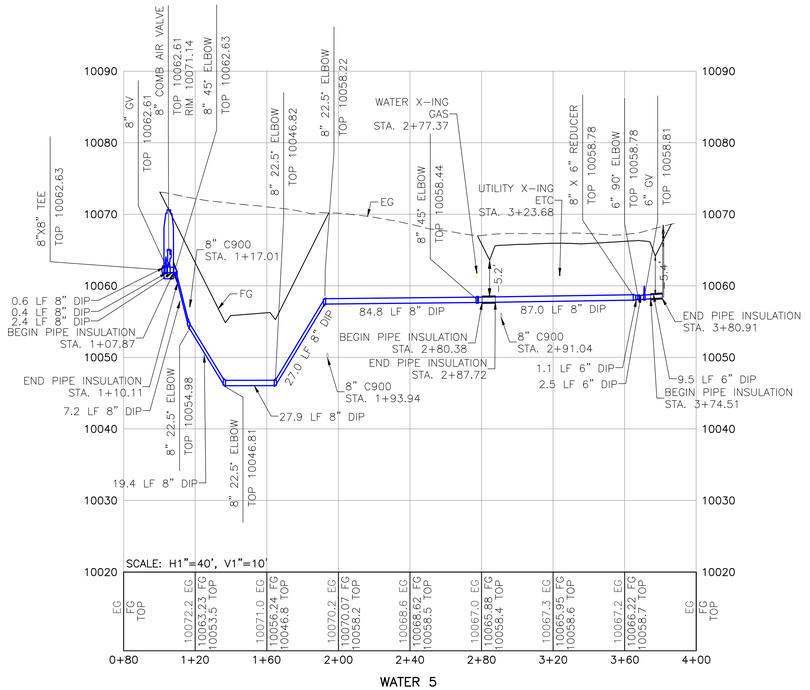
Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\VH-Dwgs\Civil\S-Final\Pros-WaterPP.dwg Plotted: 9/1/2026 12:34 PM By: Mark Gayeski









Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWELL
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

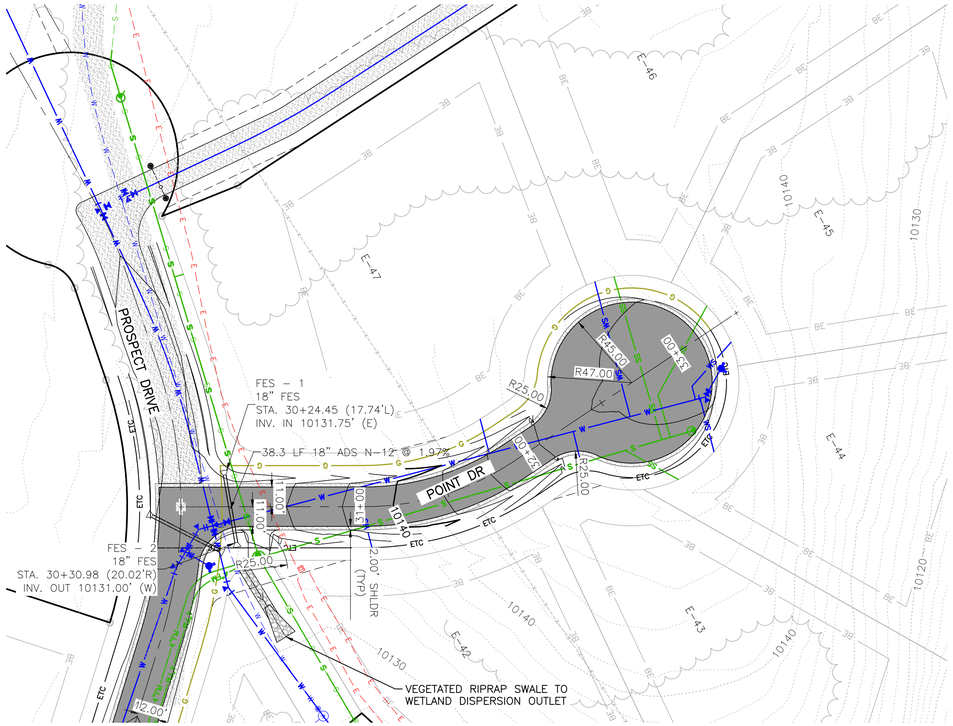
Project Milestone: Combined PUD & Subdivision Construction Set

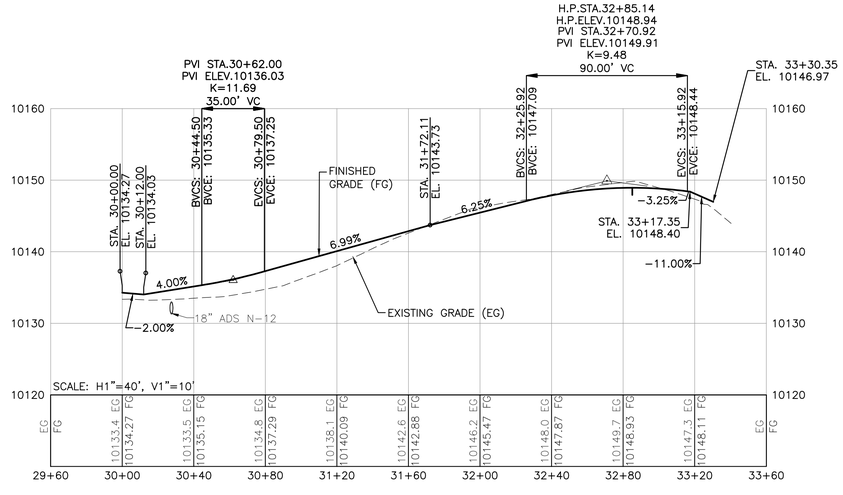
Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-WaterPP

Title:
Water 4 and 5
Plan and Profile

Dwg No.
34
Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\VI-Dwgs\Civil\5-Final\Pros-WaterPP.dwg Plotted: 9/1/2026 12:27 PM By: Mark Gayeski





Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-RoadwayPP

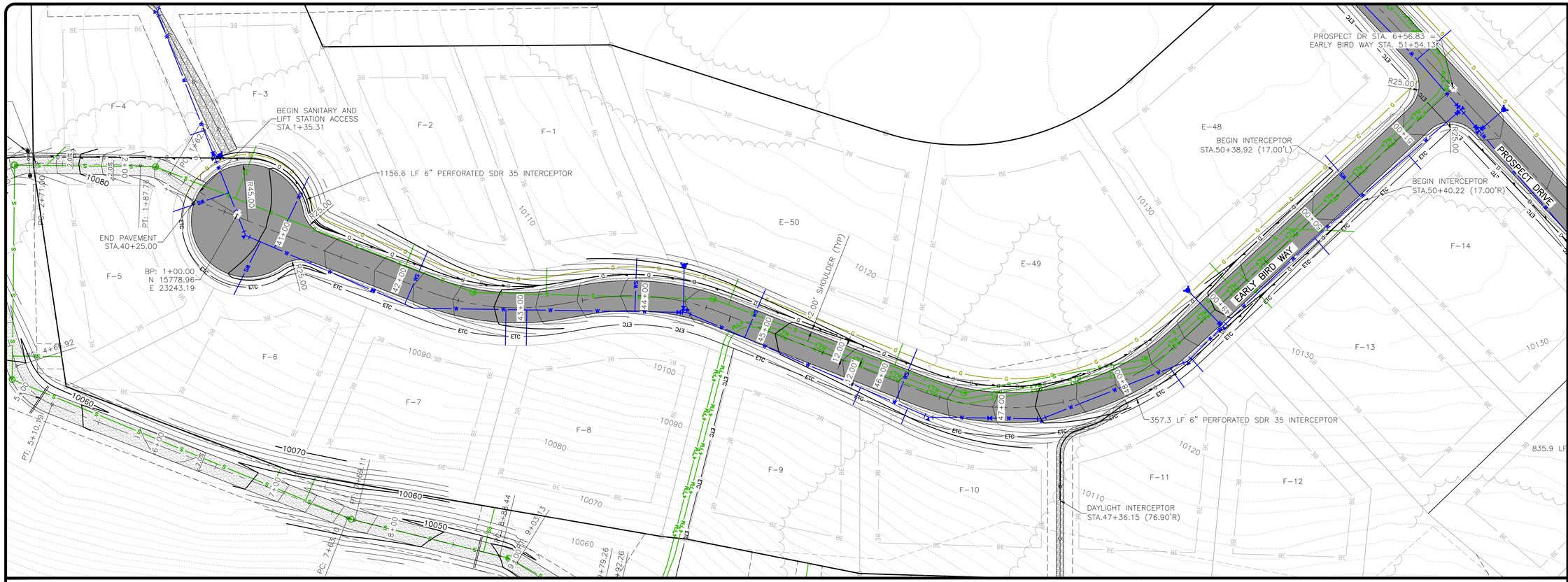
Title:

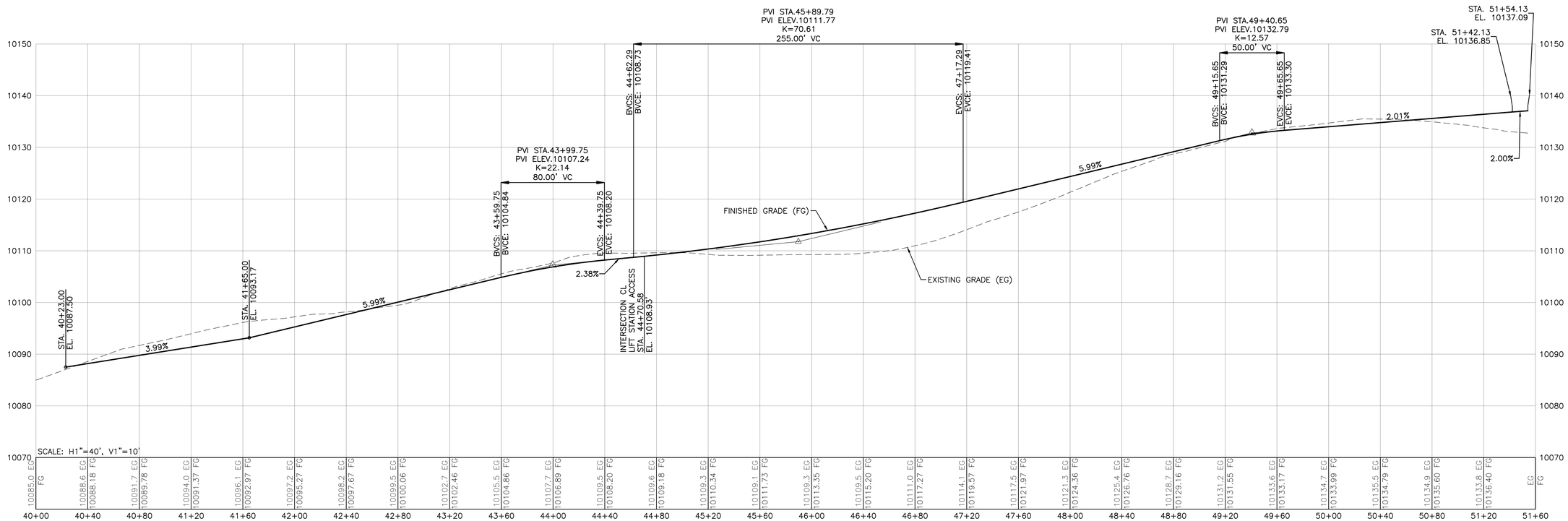
Point Drive
Plan and Profile

Dwg No.
35

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Vt-Dwgs\Civil\5-Final\Pros-RoadwayPP.dwg Plotted: 9/1/2026 12:39 PM By: Mark Goyeski





SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

COLORADO LICENSED
TYLER JAMES HANSEN
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-RoadwayPP

Title:

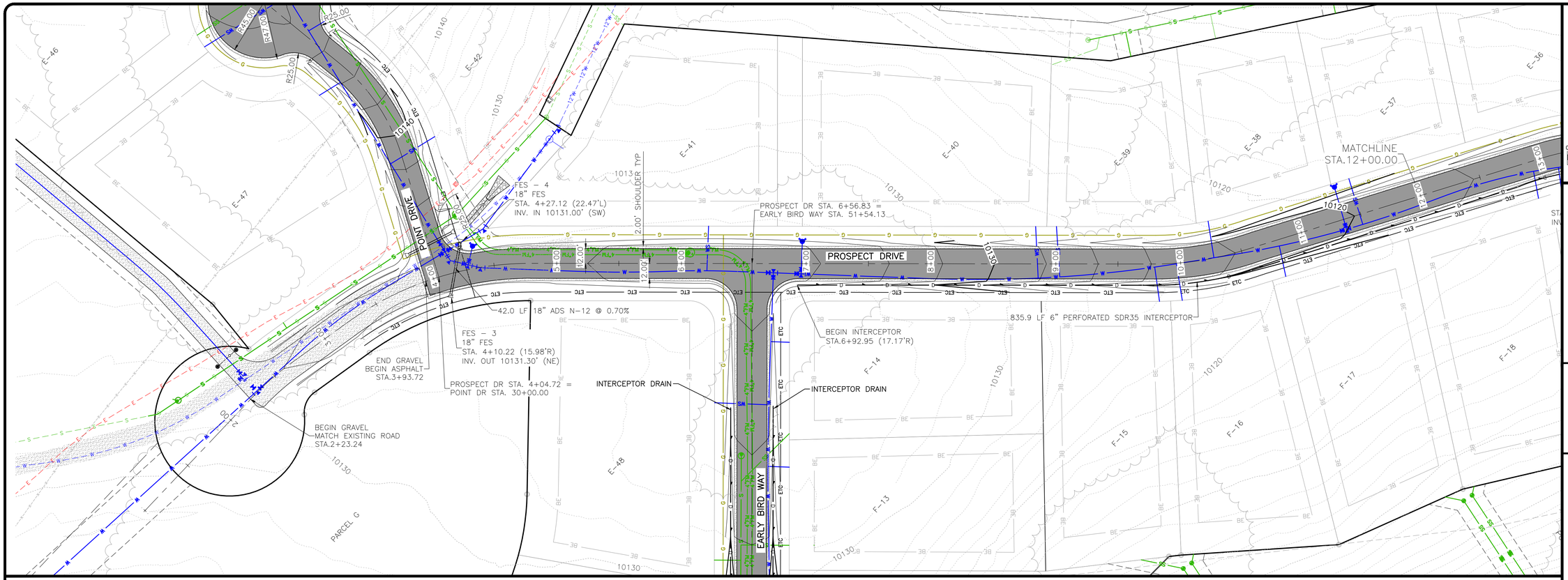
Early Bird Way
Plan and Profile

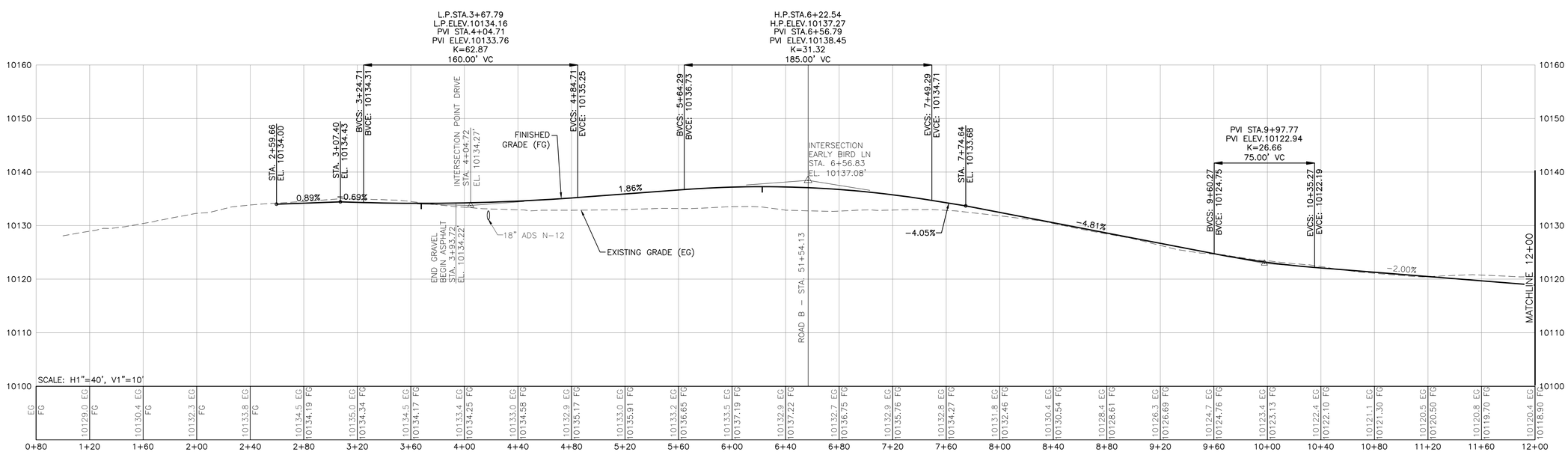
Dwg No.

36

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\1st-Design\Civil\3-Final\Pros-RoadwayPP.dwg Plotted: 9/1/2026 12:28 PM By: Mark Gayeski





SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-RoadwayPP

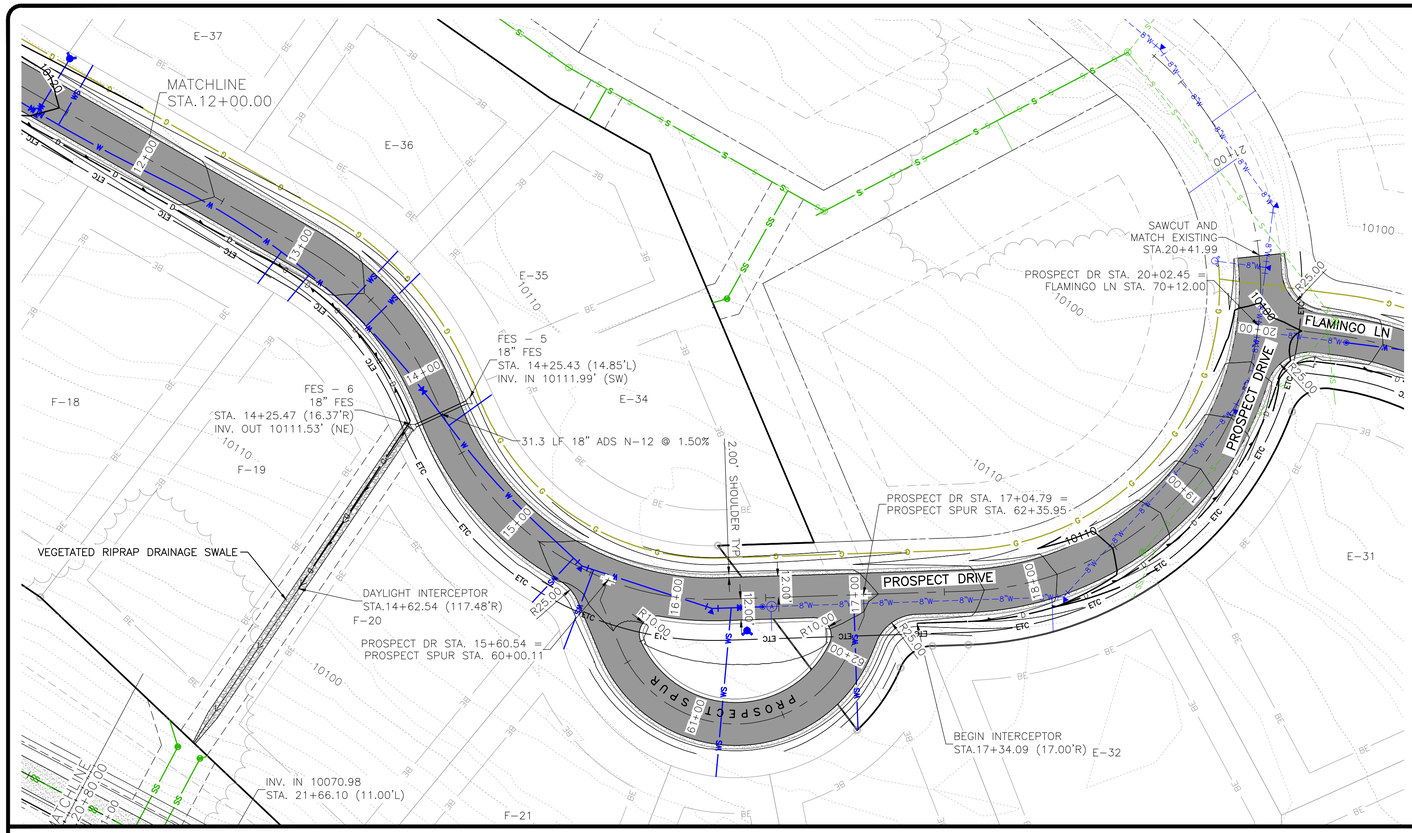
Title:

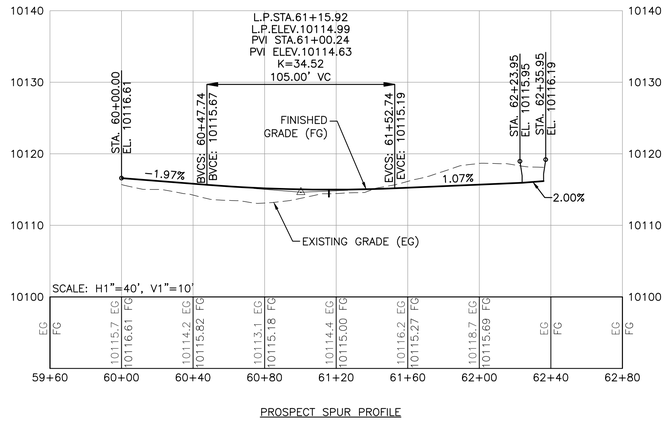
Prospect Drive Plan and Profile Sta. 1+00 to 12+00

Dwg No. 37

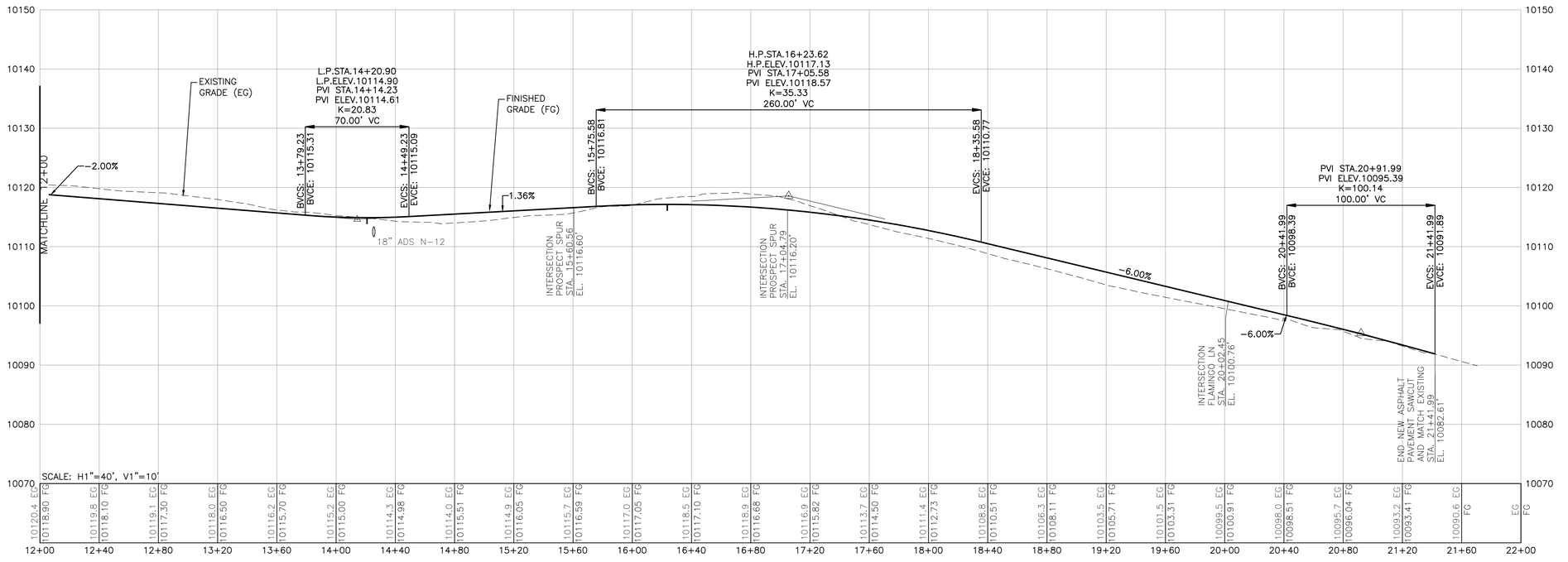
Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Vt-Dwgs\Civil\5-Final\Pros-RoadwayPP.dwg Plotted: 9/1/2026 12:25 PM By: Mark Gayeski





PROSPECT SPUR PROFILE



SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-RoadwayPP

Title:

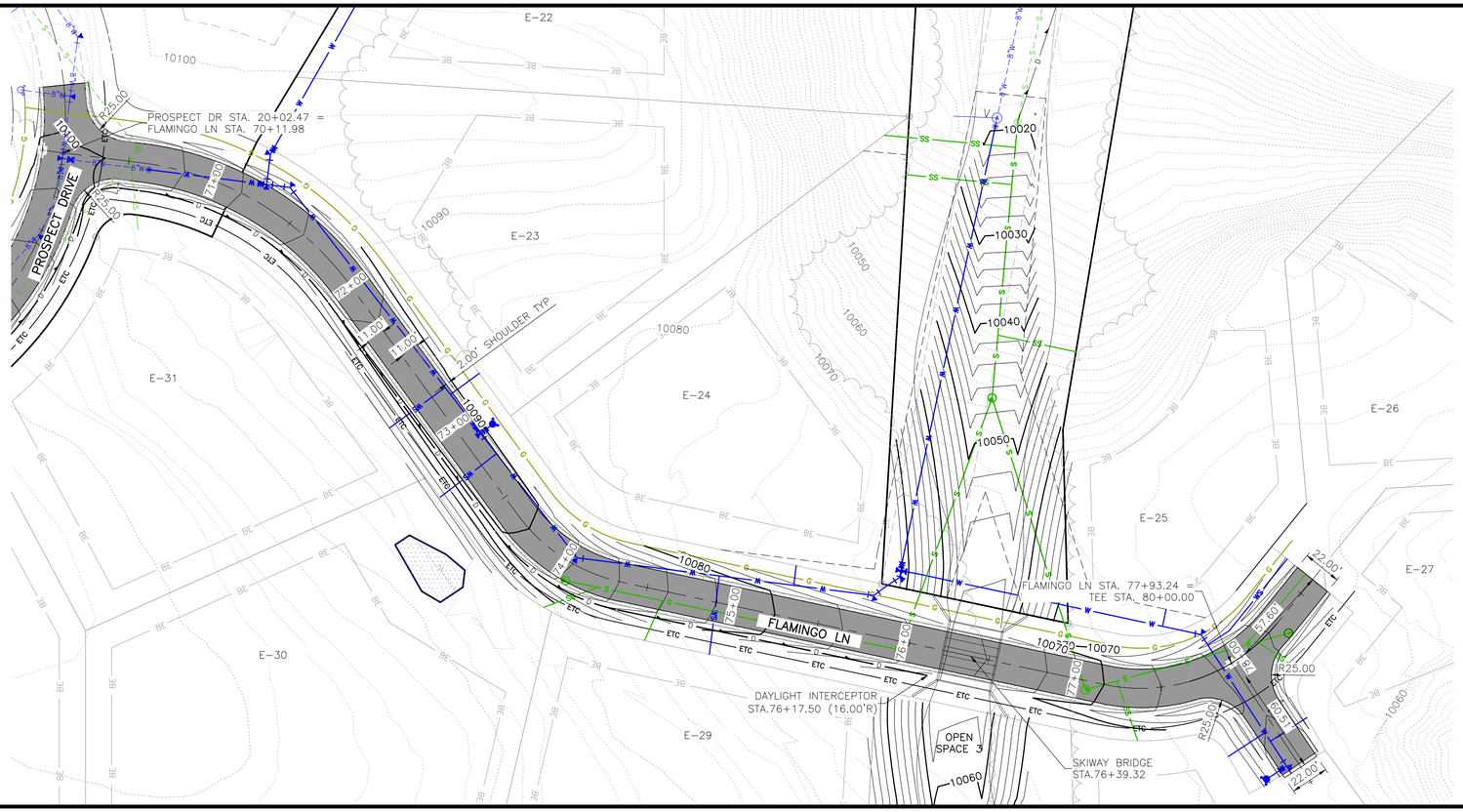
Prospect Drive
Sta. 12+00 to 21+00
and Road C
Plans and Profiles

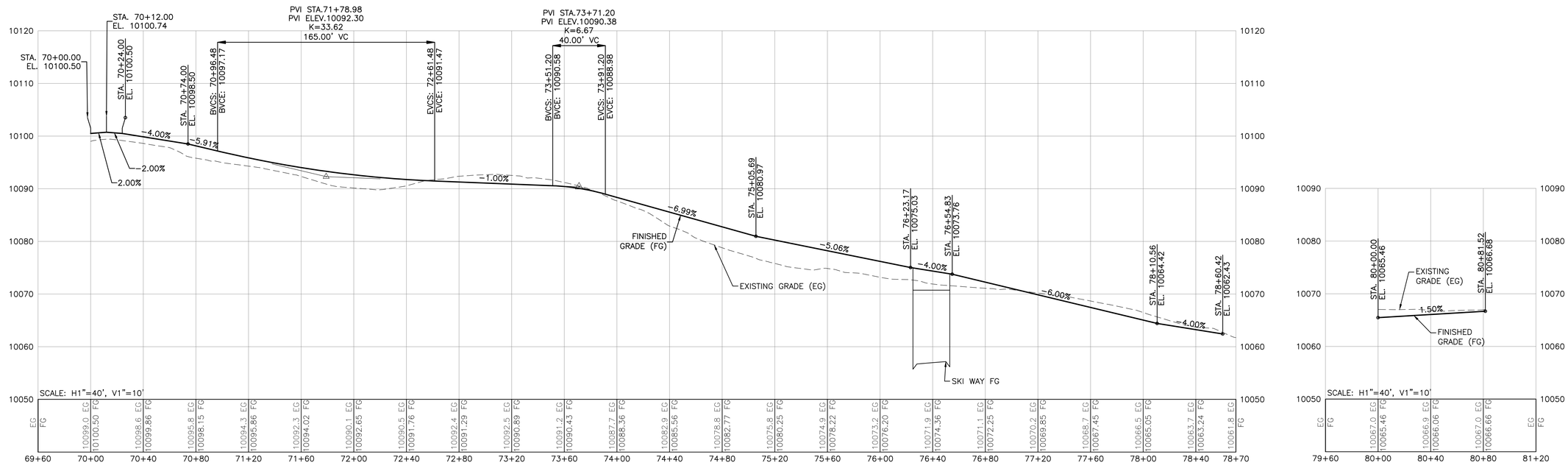
Dwg No.

38

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\VI-Dwgs\Civil\5-Final\Pros-RoadwayPP.dwg Plotted: 9/1/2026 12:33 PM By: Mark Coyiski





Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWELL
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivision Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-RoadwayPP

Title:

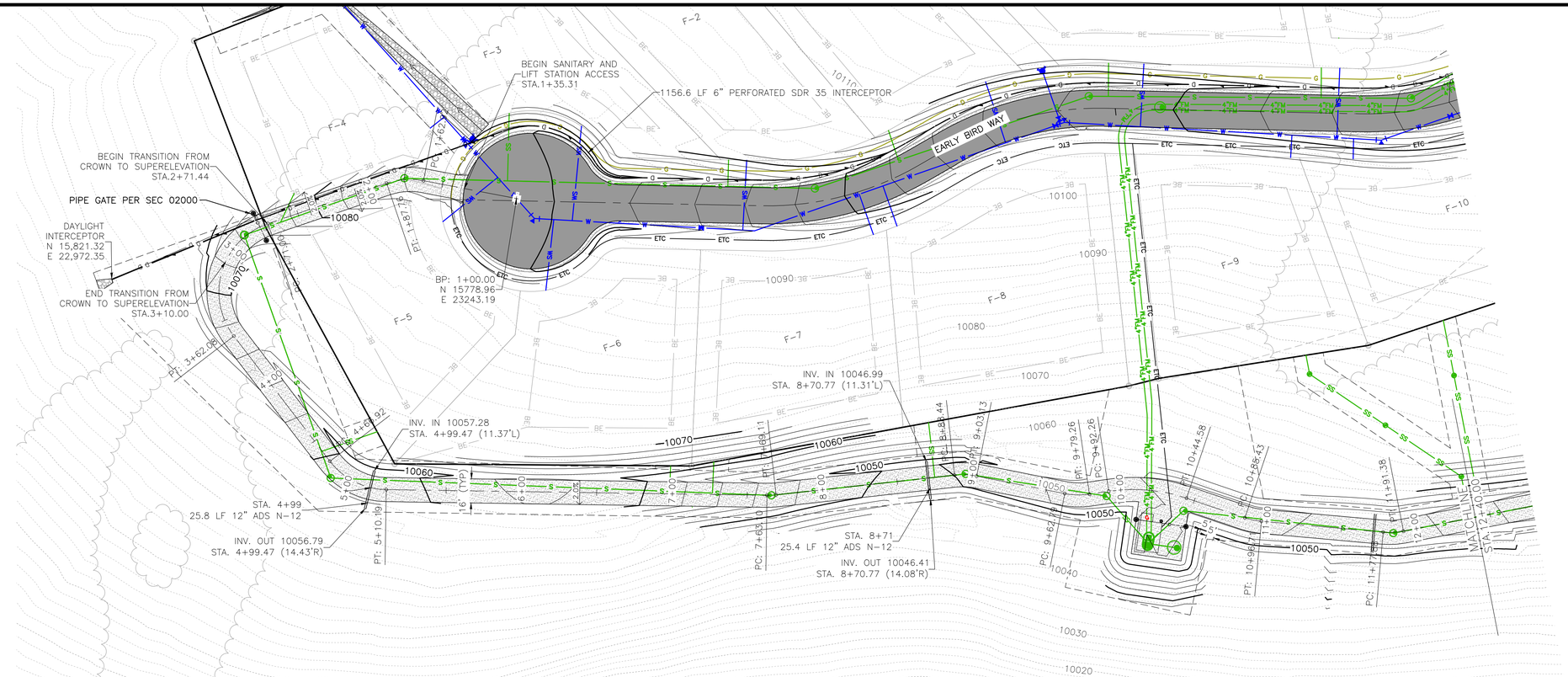
Flamingo Lane and Tee Plans and Profiles

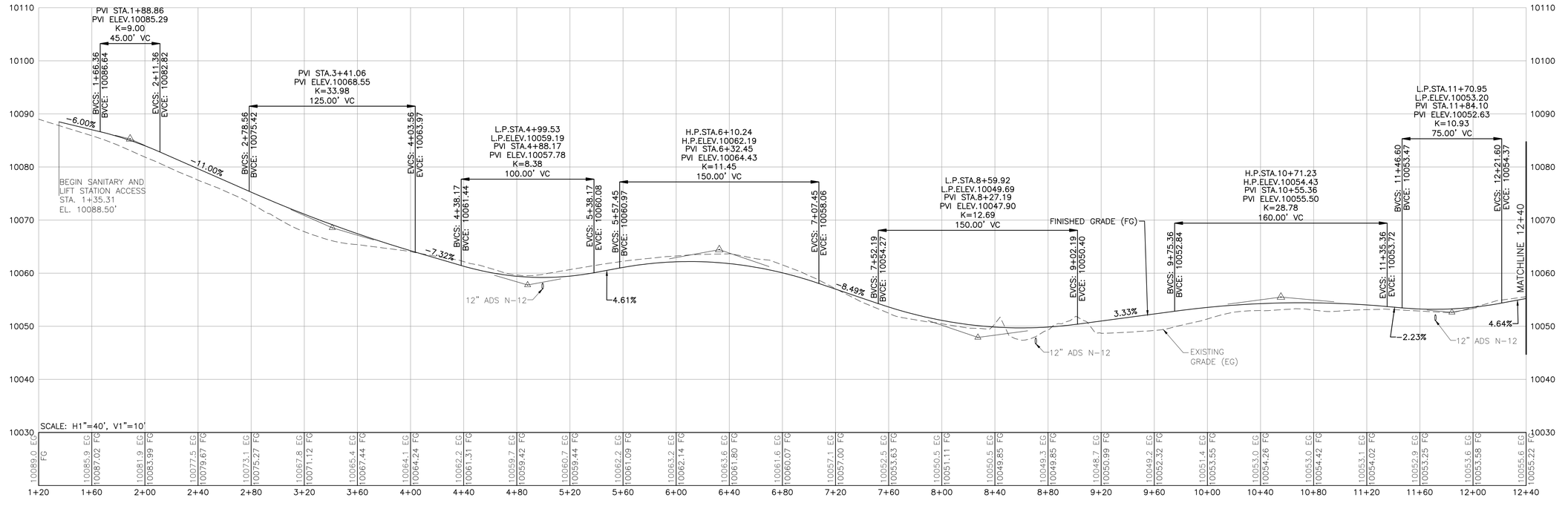
Dwg No.

39

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\091-prospectgcm2\VI-Dwgs\Civil\5-Final\Pros-RoadwayPP.dwg Plotted: 9/1/2026 12:39 PM By: Mark Czyzaki





NOTE: ACCESS ROAD SHALL BE HS-20 RATED.

GCM², LLC

Upper Prospect

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWELL
44306
PROFESSIONAL ENGINEER

#	Revision	Date	By
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivision Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC: TH	PE: TH
File:	Pros-RoadwayPP

Title:

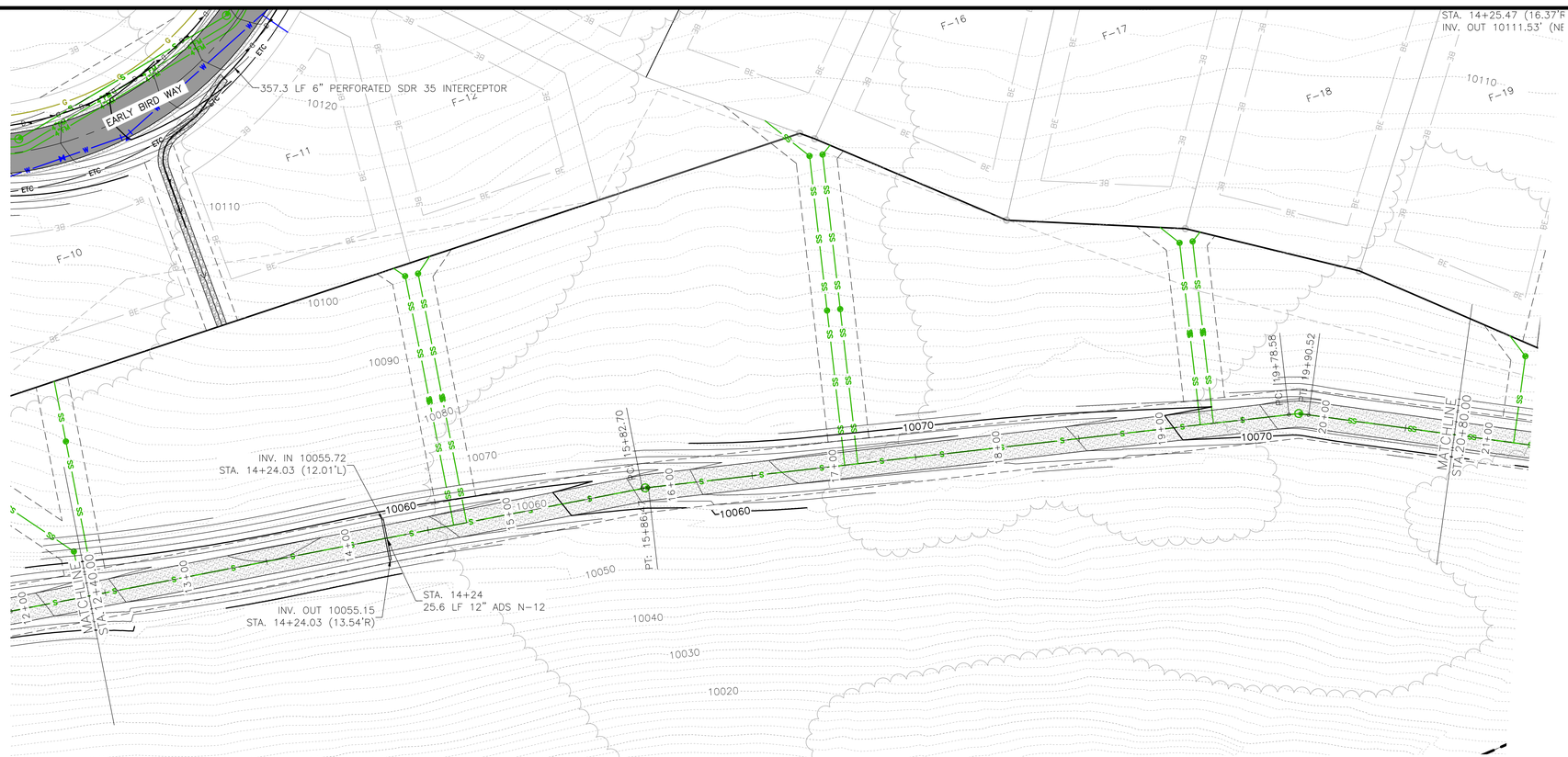
Sanitary Access Plan and Profile Sta. 1+20 to 12+40

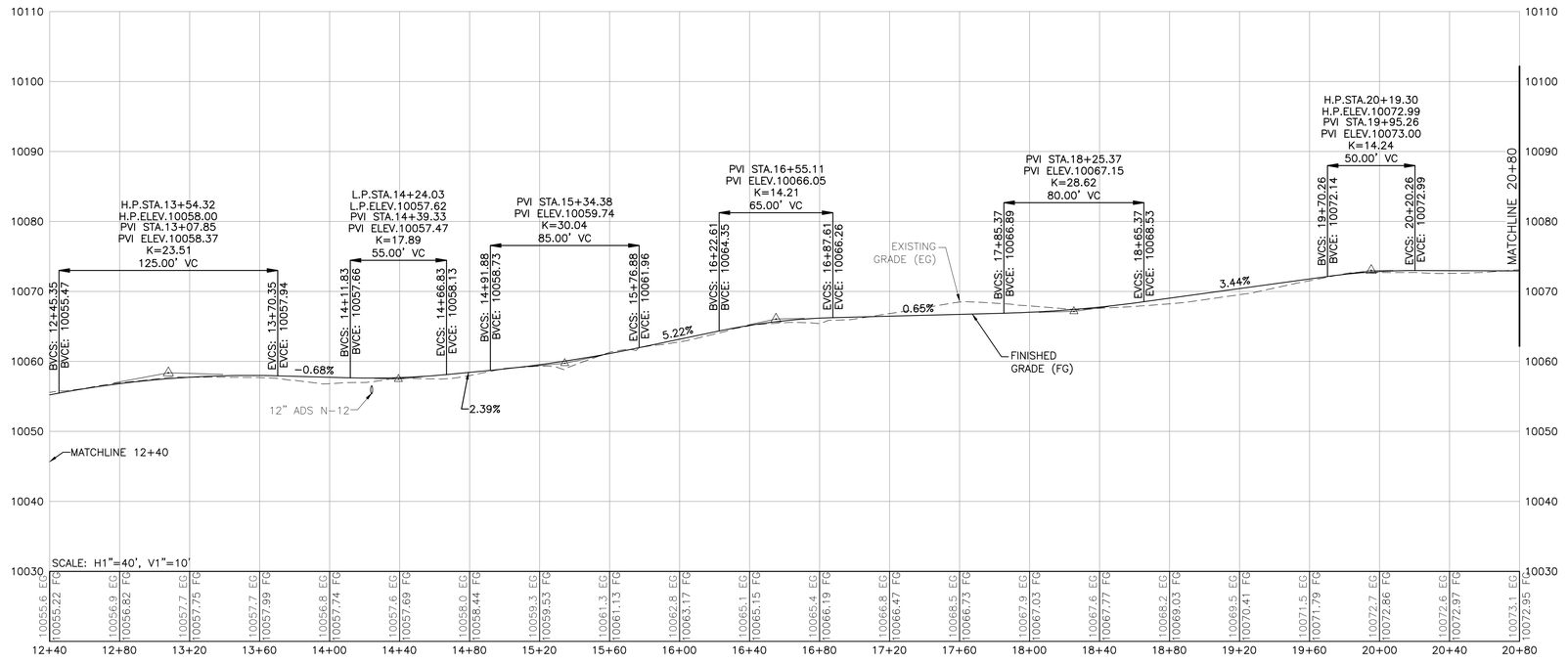
Dwg No.

40

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\H-Dwgs\Civil\5-Final\Pros-RoadwayPP.dwg Plotted: 9/1/2026 12:30 PM By: Mark Coyiski





NOTE: ACCESS ROAD SHALL BE HS-20 RATED.

GCM², LLC
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

COLORADO LICENSED
TYLER JAMES HOWARD
44306
PROFESSIONAL ENGINEER

#	Revision	Date	By
1.	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC: TH	PE:
File:	Pros-RoadwayPP

Title:

Upper Prospect

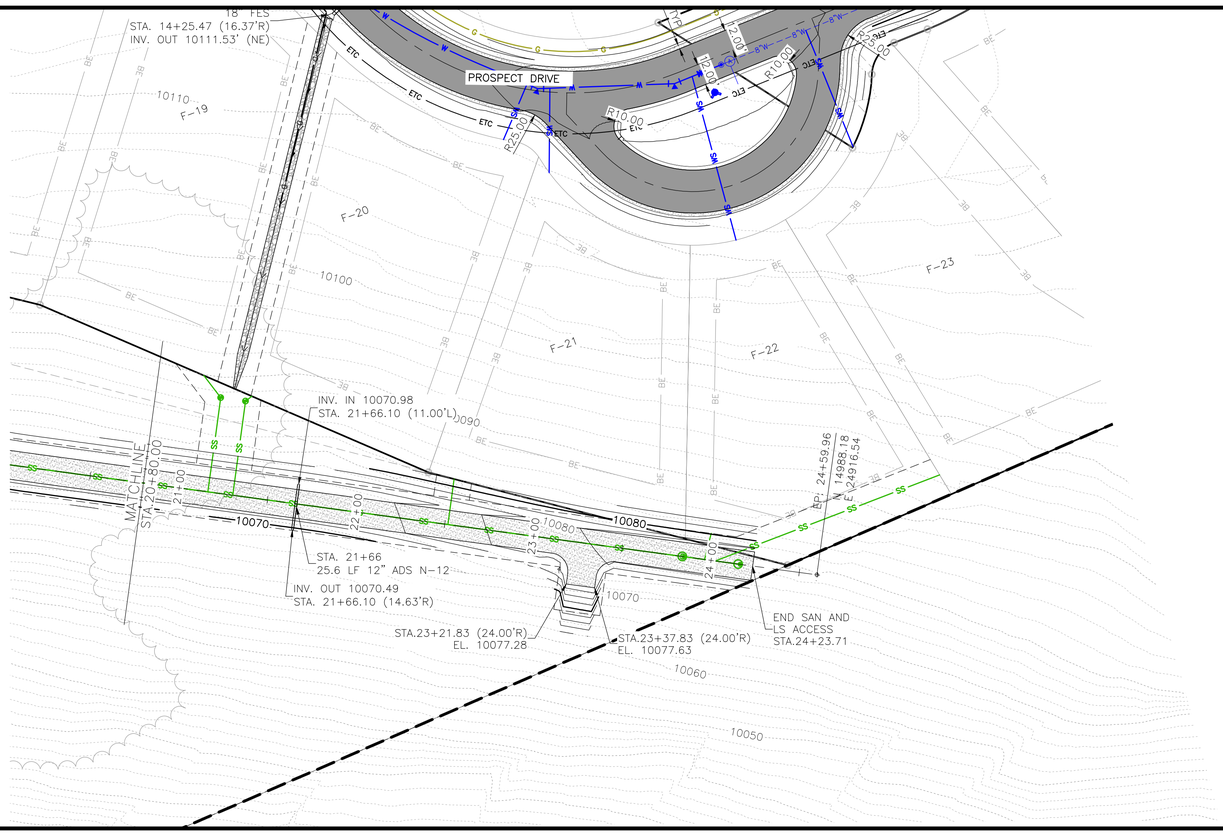
Sanitary Access Plan and Profile Sta. 12+40 to 20+80

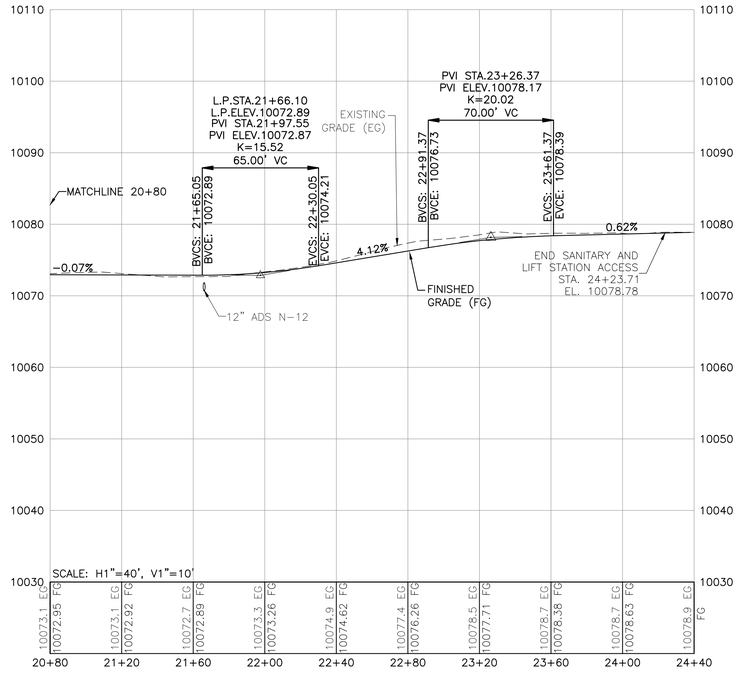
Dwg No.

41

Of: 51

L:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Vt-Dwgs\Civil\5-Final\Pros-RoadwayPP.dwg Plotted: 9/1/2026 12:39 PM By: Mark Gayeski





NOTE: ACCESS ROAD SHALL BE HS-20 RATED.

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectgcm2\Vl-Dwgs\Civil\5-Final\Pros-RoadwayPP.dwg Plotted: 9/1/2026 12:34 PM By: Mark Cayiaki

Graphic Scale
0 20 40 80
In Feet: 1" = 40'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TIMOTHY JAMES HOLME
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-RoadwayPP

Title:

Sanitary Access Plan and Profile Sta. 20+80 to 24+80

Dwg No.

42

Of : 51

LEGEND

PURPLE– EXISTING TRAILS TO BE LOCATED

RED– SOCIAL TRAIL TO BE REMOVED

GREEN– PROPOSED APPROXIMATE TRAIL RELOCATION

BLACK– EXISTING TRAILS TO REMAIN UNCHANGED

TRAIL ACCESS

NOTE: ALL TRAIL RELOCATIONS PER MEETINGS THAT TOOK PLACE WITH VAIL. TRAIL RELOCATION BY VAIL.

GREEN TRAILS PROPOSED REROUTED TRAIL

BLACK TRAILS TO REMAIN UNCHANGED

PURPLE TRAILS TO BE RELOCATED

SOCIAL TRAIL

TRAIL ACCESS

TRAIL ACCESS

TRAIL ACCESS

Graphic Scale

0 75 150 300

In Feet: 1" = 150'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH PE: TH
File: Pros-TrailsPlan

Title:

Trails Plan

Dwg No.

43

Of: 51

I:\Gunnison\2021\2021-547-gcm2llc\1.001-prospectpcm2\1-Dwgs\Civil\5-Final\Pros-TrailsPlan.dwg Plotted: 9/1/2026 12:35 PM By: Mark Gyveski

Graphic Scale

0 50 100 200

In Feet: 1" = 100'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HOWE
44306
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-Grading

Title:

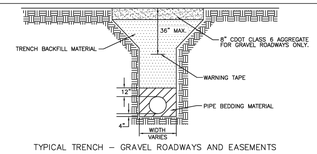
Grading Plan

Dwg No.

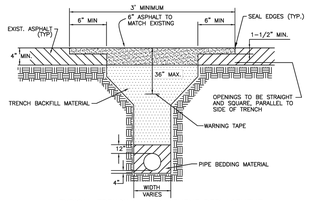
44

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\00-prospect4gcm2\VI-Dwgs\Civil\5-Final\Pros-Grading.dwg Plotted: 9/1/2026 12:35 PM By: Mark Goyeski



TYPICAL TRENCH – GRAVEL ROADWAYS AND EASEMENTS



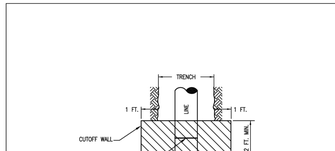
TYPICAL TRENCH AND PAVEMENT REPLACEMENT

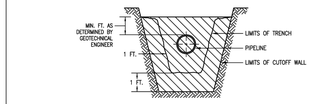
NOTES
1. EXISTING PAVEMENT SHALL BE CUT WITH PAVEMENT SAW.
2. PIPE BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 12-INCHES ABOVE OF PIPE.
3. PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF 4-INCHES BELOW PIPE INVERT.
4. PRIOR TO INSTALLATION OF PATCH, ALL EDGES OF EXISTING ASPHALT SHALL HAVE A TACK COAT APPLIED.
5. ALL JOINTS BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SEALED WITH AN ASPHALT SEALANT MATERIAL.
6. PAVEMENT SECTION SHALL MATCH EXISTING, NOT LESS THAN 4" OF FULL DEEP ASPHALT SHALL BE USED TO FILL A STREET CUT REGARDLESS OF THE EXISTING CROSS SECTION.
7. REFER TO THE TOWN OF MT. CRESTED BUTTE CODE SECTION 18-230.
8. DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

TYPICAL TRENCH AND SURFACE REPLACEMENT

APPROVED MF | DATE MAY 2025 | DWG PAV-SEW | DETAIL S-1



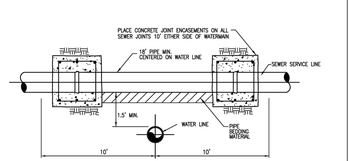


NOTES:
1. CLAY WALL EXTENDS A MINIMUM OF 1 FT. INTO UNDISTURBED SOIL ON EACH SIDE AND ON BOTTOM OF TRENCH.
2. GROUNDWATER BARRIER MATERIAL TO BE CLASSIFIED IN ACCORDANCE WITH SECTION 02221.
3. 3000 PSI CONCRETE MAY BE USED INSTEAD OF GROUNDWATER BARRIER MATERIAL.
4. DRAWINGS NOT TO SCALE. ALL DIMENSIONS IN FEET.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

CUTOFF WALL

APPROVED MF | DATE MAY 2025 | DWG CUT-OFF | DETAIL S-2



BAR SIZING AND LOCATION TABLE

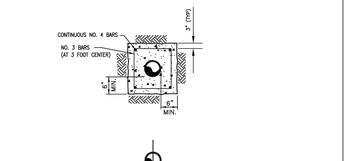
PIPE I.D.	NO. OF LONGITUDINAL BARS AND LOCATION	
8-15 IN.	8 – NO. 4 BARS	3 EACH SIDE
18 IN.	8 – NO. 4 BARS	3 EACH SIDE

NOTES:
1. DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES UNLESS OTHERWISE NOTED.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

SEWER SERVICE JOINT ENCASEMENT

APPROVED MF | DATE MAY 2025 | DWG SWJT-ENC | DETAIL S-3

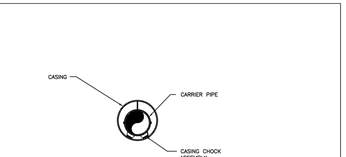


NOTE:
1. CONCRETE ENCASEMENT IS REQUIRED IN ALL CASES WHERE SEWER LINE IS UNDER A WATER LINE.
2. DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES UNLESS OTHERWISE NOTED.

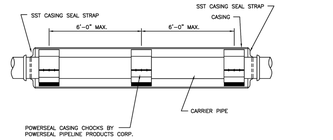
MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

CONCRETE ENCASEMENT DETAIL

APPROVED MF | DATE MAY 2025 | DWG CONC-ENC | DETAIL S-4



END SECTION



NOTE:
1. DRAWING NOT TO SCALE. ALL DIMENSIONS IN FEET.
2. WHEN THE SEWER LINE IS ABOVE THE WATER LINE, THE CASING MUST BE DUCTILE IRON PIPE.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

PIPE CASING DETAIL

APPROVED MF | DATE MAY 2025 | DWG PIPE-CAS | DETAIL S-5

PLAN VIEW

SECTION VIEW | UTILITY MARKER

NOTES:
1. DISTRICT'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE SEWER MAIN. OWNER'S RESPONSIBILITY SHALL BE THE ENTIRE LENGTH OF THE SERVICE LINE, INCLUDING ANY CLEANOUTS, FROM THE MAIN TO THE BUILDING.
2. WYE CONNECTION NOT ALLOWED ON VCP.
3. ACCESSIBLE CLEANOUTS WILL BE CONSTRUCTED EVERY 100 FT., OR AS OTHERWISE APPROVED BY THE DISTRICT.
4. DRAWING NOT TO SCALE.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

SEWER SERVICE PRE-TAP DETAIL

APPROVED MF | DATE MAY 2025 | DWG SEW-SERV | DETAIL S-6

NOTES:
1. DISTRICT'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE SEWER MAIN. OWNER'S RESPONSIBILITY SHALL BE THE ENTIRE LENGTH OF THE SERVICE LINE, INCLUDING ANY CLEANOUTS, FROM THE MAIN TO THE BUILDING.
2. ACCESSIBLE CLEANOUTS WILL BE CONSTRUCTED EVERY 100 FT., OR AS OTHERWISE APPROVED BY THE DISTRICT.
3. DRAWING NOT SCALE. ALL DIMENSIONS IN INCHES.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

SEWER SERVICE LINE CLEANOUT

APPROVED MF | DATE MAY 2025 | DWG SEW-CO | DETAIL S-7

NOTE:
MINIMUM INSIDE DIAMETER OF MANHOLE SHALL BE AS FOLLOWS:

PIPE SIZE	MIN. MANHOLE DIAMETER
15" OR LESS *	48"
18" – 48" *	60"
54" OR LARGER	72"

*Whenever more than a two-way manhole of maximum pipe I.D. is required, the manhole must be increased to next largest diameter.

ALTERNATE BASE

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

STANDARD MANHOLE IN PAVED AREAS

APPROVED MF | DATE MAY 2025 | DWG STD-MH-PV | DETAIL S-8

NOTE:
MINIMUM INSIDE DIAMETER OF MANHOLE SHALL BE AS FOLLOWS:

PIPE SIZE	MIN. MANHOLE DIAMETER
15" OR LESS *	48"
18" – 48" *	60"
54" OR LARGER	72"

*Whenever more than a two-way manhole of maximum pipe I.D. is required, the manhole must be increased to next largest diameter.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

STANDARD MANHOLE IN UNPAVED AREAS

APPROVED MF | DATE MAY 2025 | DWG STD-MH-UNPV | DETAIL S-9

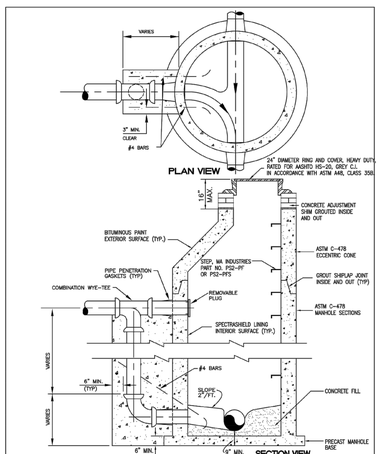
ALTERNATE BASE

NOTE: IF MANHOLE DEPTH IS LESS THAN 3 FEET TOP SECTION SHALL BE CONCENTRIC.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

FLAT-TOP MANHOLE

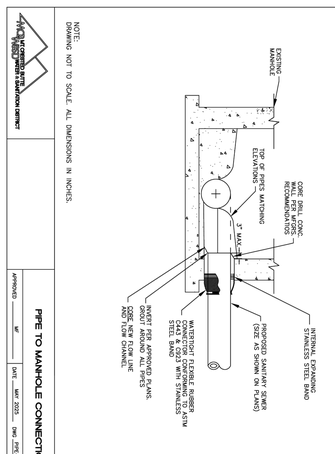
APPROVED MF | DATE MAY 2025 | DWG FT-MH | DETAIL S-10



MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

PRECAST DROP MANHOLE

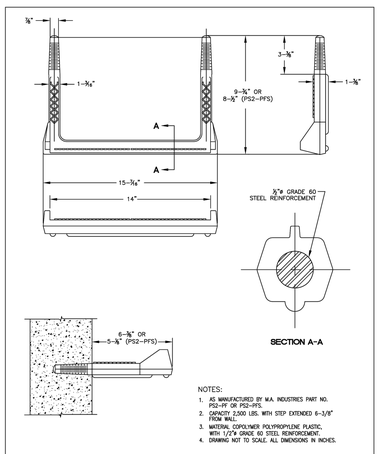
APPROVED MF | DATE MAY 2025 | DWG DROP-MH | DETAIL S-11



MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

PIPE TO MANHOLE CONNECTION

APPROVED MF | DATE MAY 2025 | DWG PIPE-MH | DETAIL S-12



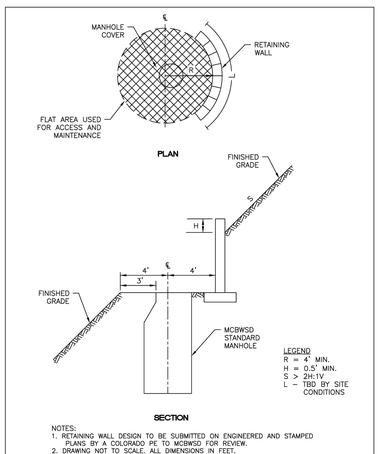
SECTION A-A

NOTES:
1. AS MANUFACTURED BY MA. INDUSTRIES PART NO. PS2-PF OR PS2-PFS.
2. CAPACITY 2,500 LBS. WITH STEP EXTENDED 6-3/8" FROM WALL.
3. MATERIAL COPOLYMER POLYPROPYLENE PLASTIC WITH 1/2"ø GRADE 60 STEEL REINFORCEMENT.
4. DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

MANHOLE STEP

APPROVED MF | DATE MAY 2025 | DWG MH-STEP | DETAIL S-13



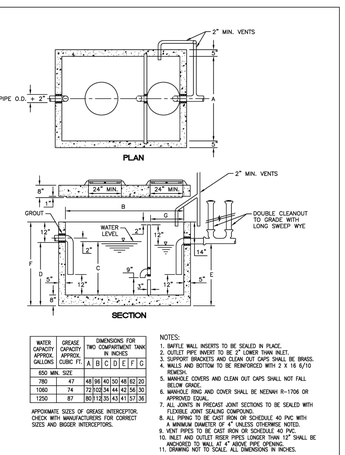
LEGEND
R = 4' MIN.
H = 0.5' MIN.
S > 2H:1V
└ – TBD BY SITE CONDITIONS

NOTES:
1. RETAINING WALL DESIGN TO BE SUBMITTED ON ENGINEERED AND STAMPED PLANS BY A COLORADO PE TO MCBWSD FOR REVIEW.
2. DRAWING NOT TO SCALE. ALL DIMENSIONS IN FEET.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

MANHOLE RETAINING WALL

APPROVED MF | DATE MAY 2025 | DWG MH-RT-WALL | DETAIL S-14



WATER CAPACITY APPROX. GALLONS	GREASE CAPACITY APPROX. CUBIC FT.	DIMENSIONS FOR TWO COMPARTMENT TANK IN INCHES						
		A	B	C	D	E	F	G
650 MIN. SIZE								
780	47	48	96	40	50	48	62	20
1060	74	72	102	34	44	42	56	30
1250	87	80	132	34	43	41	57	38

APPROXIMATE SIZES OF GREASE INTERCEPTOR. CHECK WITH MANUFACTURERS FOR CORRECT SIZES AND BIGGER INTERCEPTORS.

NOTES:
1. BAFFLE WALL INSERTS TO BE SEALED IN PLACE.
2. OUTLET PIPE INVERT TO BE 2" LOWER THAN INLET.
3. SUPPORT BRACKETS AND CLEAN OUT CAPS SHALL BE BRASS.
4. WALLS AND BOTTOM TO BE REINFORCED WITH 2 X 16 6/10 WELD WIRE.
5. MANHOLE COVERS AND CLEAN OUT CAPS SHALL NOT FALL BELOW GRADE.
6. MANHOLE RING AND COVER SHALL BE NEENAH R-1706 OR APPROVED EQUAL.
7. ALL JOINTS IN PRECAST JOINT SECTIONS TO BE SEALED WITH FLEXIBLE JOINT SEALING COMPOUND.
8. ALL PIPING TO BE CAST IRON OR SCHEDULE 40 PVC WITH A MINIMUM DIAMETER OF 4" UNLESS OTHERWISE NOTED.
9. VENT PIPES TO BE CAST IRON OR SCHEDULE 40 PVC.
10. INLET AND OUTLET RISER PIPES LONGER THAN 12" SHALL BE ANCHORED TO WALL AT 4" ABOVE PIPE OPENING.
11. DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES.

MCB MT CRESTED BUTTE WATER & SANITATION DISTRICT

TYPICAL EXTERIOR GREASE INTERCEPTOR

APPROVED MF | DATE MAY 2025 | DWG SEW-INTRSPTR | DETAIL S-15

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
44306
JAMES HARRELL
9/11/2025
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

No.	Revision	Date	By:
1	Project Milestone: Combined PUD & Subdivison Construction Set		

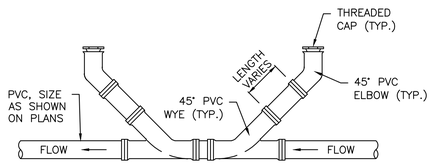
Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH PE: TH
File: Pros-Details
Title:

Sanitary Sewer Details

Dwg No. 45

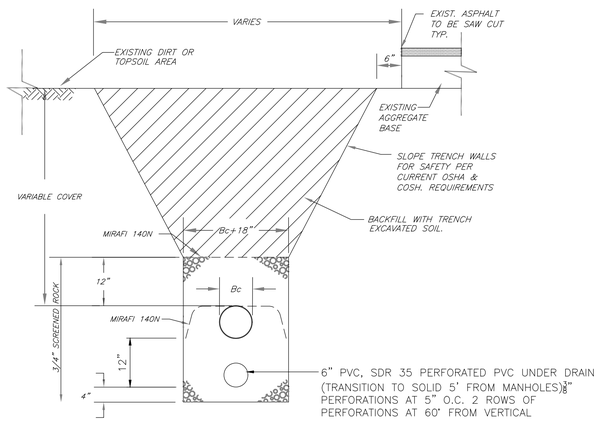
Of : 51

i:\Gunnison_2021\2021-547-gcm2llc\001-prospectpcm2\H-Civil\Civil\5-Final\Pros-Details.dwg Plotted: 9/1/2026 12:36 PM By: Mark Gayeski



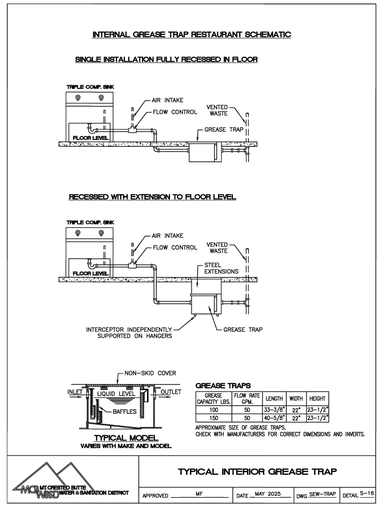
DOUBLE UNDERDRAIN CLEANOUT DETAIL

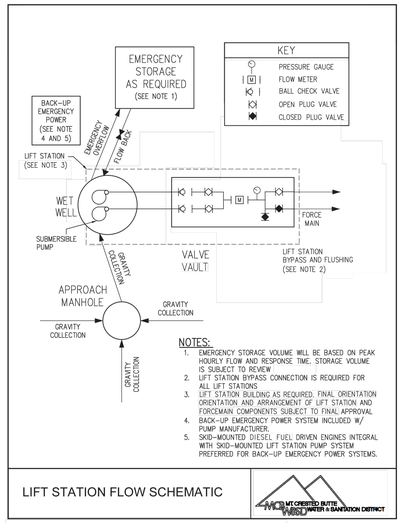
NOTE: CLEANOUTS TO BE THE SAME DIAMETER AS LINE.



SEWER MAIN & UNDERDRAIN TRENCH CROSS SECTION

NTS





SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED TIMOTHY JAMES HARRIS 44306 9/1/2026 PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH PE: TH
File: Pros-Details

Title:

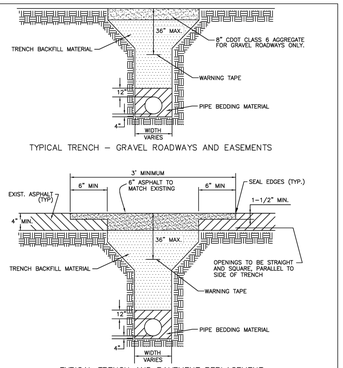
Sanitary Sewer Details (2)

Dwg No.

46

Of : 51

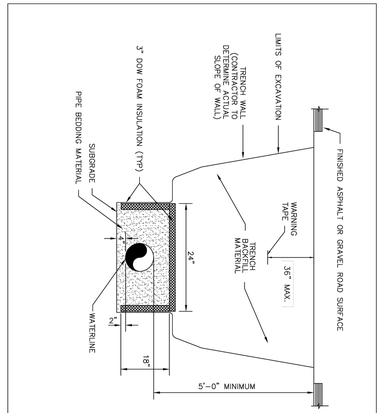
I:\Gunnison\2021\2021-547-gcm2llc\001-prospectdsgn\2-Dwgs\Civil\5-Final\Pros-Details.dwg Plotted: 9/1/2026 12:29 PM By: Mark Gyeski



NOTES:
1. EXISTING PAVEMENT SHALL BE CUT WITH PAVEMENT SAW.
2. PIPE BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 12-INCHES ABOVE OF PIPE.
3. PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF 4-INCHES BELOW PIPE INVERT.
4. PRIOR TO INSTALLATION OF PATCH, ALL EDGES OF EXISTING ASPHALT SHALL HAVE A TACK COAT APPLIED.
5. ALL SEAMS BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SEALED WITH AN APPROVED SEAL COAT.
6. PAVEMENT SECTION SHALL MATCH EXISTING, NOT LESS THAN 4" OF FULL DEEP ASPHALT SHALL BE USED TO FILL A STREET CUT REGARDLESS OF THE EXISTING CROSS SECTION.
7. REFER TO THE TOWN OF MT. CRESTED BUTTE CODE SECTION 18-230.
8. DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES.

TYPYCAL TRENCH AND SURFACE REPLACEMENT

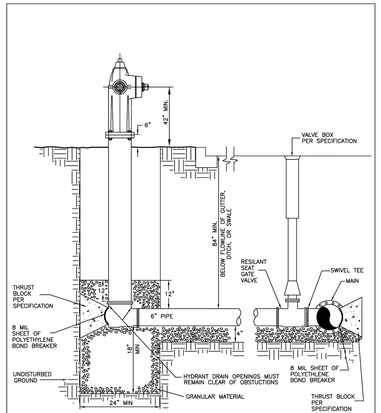
APPROVED MF | DATE JUNE 2025 | DWG PAV-MAT | DETAIL W-1



NOTES:
1. DRAWING NOT TO SCALE.

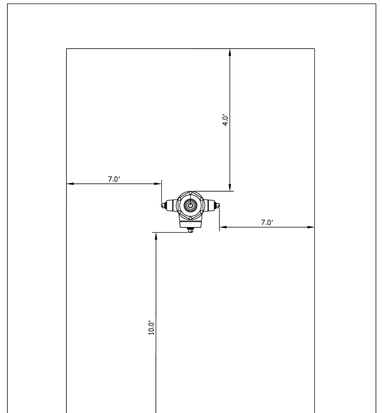
TYPICAL INSULATED TRENCH DETAIL

APPROVED MF | DATE JUNE 2025 | DWG TIS-TRENCH | DETAIL W-2



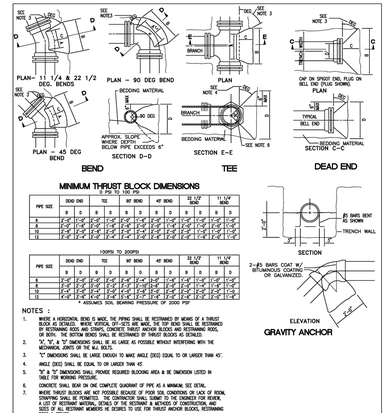
FIRE-HYDRANT DETAIL

APPROVED MF | DATE JUNE 2025 | DWG FIRE-HYD | DETAIL W-3



FIRE-HYDRANT CLEARANCE

APPROVED MF | DATE JUNE 2025 | DWG FIRE-HYD-CL | DETAIL W-4



BEND | TEE | DEAD END

MINIMUM THRUST BLOCK DIMENSIONS

4 PSI TO 150 PSI

PIPE SIZE	22.5° BEND		45° BEND		90° BEND		TEE		DEAD END	
	A	B	A	B	A	B	A	B	A	B
4	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
6	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
8	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
10	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
12	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

150PSI TO 200PSI

PIPE SIZE	22.5° BEND		45° BEND		90° BEND		22 1/2° BEND		11 1/4° BEND	
	A	B	A	B	A	B	A	B	A	B
4	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
6	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
8	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
10	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
12	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

* ASSUMES SOIL BEARING PRESSURE OF 2000 PSF

NOTES :
1. WHERE A HORIZONTAL BEND IS MADE, THE PIPING SHALL BE RESTRAINED BY MEANS OF A THRUST BLOCK AS SHOWN. WHERE VERTICAL BENDS OCCUR, THE PIPING SHALL BE RESTRAINED & A RESTRAINED JOINT SHALL BE USED ON BOTH SIDES OF THE BEND. ALL BENDS SHALL BE RESTRAINED. FOR BOTH, THE BOTTOM BENDS SHALL BE RESTRAINED BY THRUST BLOCKS AS DETAILED.
2. "A", "B", & "D" DIMENSIONS SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH THE MECHANICAL JOINTS OF THE ALL BOLTS.
3. "C" DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE ANGLE (DEG) EQUAL TO OR LARGER THAN 45°.
4. ANGLE (DEG) SHALL BE EQUAL TO OR LARGER THAN 45°.
5. "E" & "F" DIMENSIONS SHALL PROVIDE REQUIRED BLOCKING AREA & BE DIMENSION LISTED IN TABLE FOR BEARING PRESSURE.
6. CONCRETE SHALL BEAR ON ONE COMPLETE QUADRANT OF PIPE AS A MINIMUM. SEE DETAIL.
7. WHERE THRUST BLOCKS ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF NORMAL BEARING AREA, THE PIPE SHALL BE ENCASED IN CONCRETE BLOCKING OR ANCHORED FOR RODDING. A LIST OF RESTRAINT MATERIAL, DETAILS OF THE METHODS OF CONSTRUCTION, AND SIZES OF ALL RESTRAINT MEMBERS HE DESIRES TO USE FOR THRUST ANCHOR BLOCKS, RESTRAINING RODS & STRAPS.
8. THE THRUST DIMENSIONS SHOWN IN TABLES ARE CALCULATED USING A SOIL BEARING CAPACITY OF 2000 PSF. IF SOIL CONDITIONS ARE ENCOUNTERED WHICH HAVE A BEARING CAPACITY LESS THAN SHOWN BY THE ENGINEER, REDUCE THE THRUST BLOCK DIMENSIONS SHOWN. THE THRUST BLOCK AREA SHALL BE INCREASED IF THE SOIL IS NOT CAPABLE OF PROVIDING 2000 PSF SOIL BEARING CAPACITY.
9. CONCRETE SHALL BE CLASS B3, CONFORMING TO SECTION 600 OF "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", COLORADO STATE DEPARTMENT OF HIGHWAYS.

THRUST BLOCK DETAILS

APPROVED MF | DATE JUNE 2025 | DWG THST-BLK | DETAIL W-5

VERTICAL REALIGNMENT OF WATERLINE

APPROVED MF | DATE JUNE 2025 | DWG WAT-LOWR | DETAIL W-6

BAR SIZING AND LOCATION TABLE

PIPE I.D.	NO. OF LONGITUDINAL BARS AND LOCATION		
8–15 IN.	8 – NO. 4 BARS	2 EACH	SIDE
18 IN.	8 – NO. 4 BARS	2 EACH	SIDE

SEWER SERVICE JOINT ENCASEMENT

APPROVED MF | DATE JUNE 2025 | DWG SWJT-ENC | DETAIL W-7

NOTE:
CONCRETE ENCASEMENT IS REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE OR UNDER A WATER LINE.

CONCRETE ENCASEMENT DETAIL

APPROVED MF | DATE JUNE 2025 | DWG CONC-ENC | DETAIL W-8

PIPE CASING DETAIL

APPROVED MF | DATE JUNE 2025 | DWG PIPE-CAS | DETAIL W-9

NOTES:
1. FOR 3/4" AND 1" SERVICES, USE DIRECT TAP AS SHOWN.
2. FOR 1 1/2" AND 2" SERVICES, INSTALL WITH TAPPED TEE AND CORPORATION STOP AT TIME OF CONSTRUCTION OR USE A TAPPING SADDLE.
3. DISTRICT'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE WATER MAIN. OWNER'S RESPONSIBILITY SHALL BE THE ENTIRE LENGTH OF THE SERVICE LINE, INCLUDING THE CORPORATION STOP AND CURB STOP, FROM THE MAIN TO THE BUILDING.
4. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
5. SERVICE SHALL BE TYPE K COPPER OR HDPE PIPE.
6. DRAWING NOT TO SCALE.

UTILITY MARKER

WATER SERVICE PRE-TAP DETAIL

APPROVED MF | DATE JUNE 2025 | DWG WATSV-ST | DETAIL W-10

GEN NOTES:
1. FOR 3/4" AND 1" SERVICES, USE DIRECT TAP AS SHOWN.
2. FOR 1 1/2" AND 2" SERVICES, INSTALL WITH TAPPED TEE AND CORPORATION STOP AT TIME OF CONSTRUCTION OR USE A TAPPING SADDLE.
3. DISTRICT'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE WATER MAIN. OWNER'S RESPONSIBILITY SHALL BE THE ENTIRE LENGTH OF THE SERVICE LINE, INCLUDING THE CORPORATION STOP AND CURB STOP, FROM THE MAIN TO THE BUILDING.
4. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
5. SERVICE SHALL BE TYPE K COPPER OR HDPE.
6. DRAWING NOT TO SCALE.

WATER SERVICE DETAIL

APPROVED MF | DATE JUNE 2025 | DWG WAT-SERV | DETAIL W-11

GENERAL NOTES
1. CLEAR AND UNOBSTRUCTED ACCESS SHALL BE PROVIDED TO THE METER SET DEVICE AND VALVES.
2. ALL RESIDENTIAL UNITS REQUIRE METERS.
3. REMOTE READOUT AND WIRING TO BE INSTALLED BY THE DISTRICT.
4. A SECURE SUPPORT SHALL BE REQUIRED FOR METER SET DEVICES INSTALLED ON PLASTIC WATER SERVICES LINES.
5. WATER SERVICE MAY ENTER THROUGH FLOOR AS SHOWN, OR THROUGH THE BASEMENT WALL.
6. ALL TEES AND CONNECTIONS SHALL BE A MINIMUM OF 2 FEET PAST OUTLET VALVE.

STANDARD INTERIOR SETTING FOR 3/4" AND 1" WATER METERS

APPROVED MF | DATE JUNE 2025 | DWG IN-WAT-M | DETAIL W-13

NOTES:
1. VENT TO BE SURFACED AT FENCE LINE, IRRIGATION DITCH OR AS ELSEWHERE SPECIFIED BY DISTRICT.
2. IF LOCATED WITHIN GRAVEL ROADWAY LEAVE COVER 4" BELOW SURFACE.

AIR RELEASE AND VACUUM VALVE WITH VAULT

APPROVED MF | DATE JUNE 2025 | DWG AIR-VAC | DETAIL W-14

Hydrant depth shall be as indicated, with (2" Vertical FIP/2" Horizontal FIP / 2" MJ) inlet and 2" NPT nozzle outlet. Hydrant shall fit in a 5-1/4" ID valve box. Hydrant shall be non-freezing and self-draining. Hydrant shall be operated by turning a top-mounted 9/16" square operating nut counterclockwise to open, clockwise to close. Hydrant must seal the drain outlet in all positions from 1/4"-open to fully-open. All internal working parts, the inlet, and the outlet shall be lead-free brass. All working parts shall be serviceable from above with no digging required. Disassembly must be accomplished with no turning forces applied to the hydrant barrel. All wear parts (o-rings and valve seat) shall be of commonly available dimensions and material, and none may be of vendor-unique design. Hydrant shall be the Model TF500 as manufactured by The Kupferle Foundry Co., St. Louis, MO 63102.
– Insure that the hydrant is free to move vertically within the valve box. In order to prevent the transmission of traffic loads to the hydrant, it should not be jammed or wedged against the valve box ID.
– The normal position of the top of the operating nut is about 6" below the top of the valve box, but you can freely adjust this position to suit your circumstances. Just keep in mind that maintenance procedures are best performed when the bolts attaching the top cap are within an easy reach.
–Follow the suggestions of the AWWA for hydrant installation. In particular, surrounding the drain port with a sufficient amount of crushed rock/gravel to provide an adequate drain field.

DISTRIBUTION SYSTEM BLOW OFF

APPROVED MF | DATE JUNE 2025 | DWG BLOW-OFF | DETAIL W-15

NOTE:
CLA-VAL TO INCLUDE THE FOLLOWING OPTIONS:
– ALL BRONZE PILOT PIPING
– "Y" STRAINER, 200 MESH, WITH FLUSH VALVE
– INLET/OUTLET FLOW CONTROL ISOLATION VALVES
– ADJUSTABLE SPEED OPENING/CLOSING

SHEET 1 of 3

PRV VAULT

APPROVED MF | DATE JUNE 2025 | DWG PRV-PLAN | DETAIL W15-1

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
44306
JAMES HARRELL
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

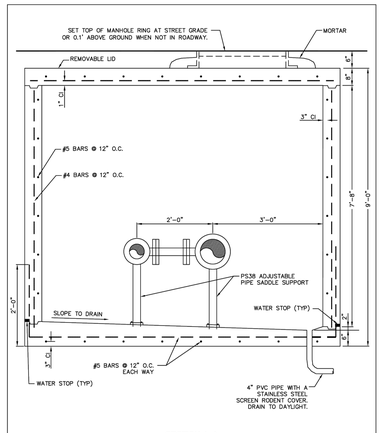
No.	Revision	Date	By:
1	Project Milestone: Combined PUD & Subdivison Construction Set		

Job No. 2021-547.001
Drawn by: MG
Print Date: 09.01.2026
QC: TH PE: TH
File: Pros-Details

Title: Waterline Details

Dwg No. 47

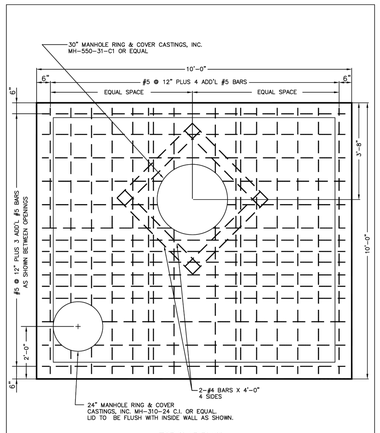
Of : 51



SECTION A-A

SHEET 2 of 3

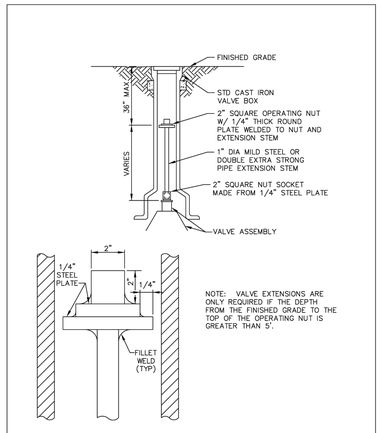
MCB MT CRESTED BUTTE FWSD WATER & SANITATION DISTRICT	PRV VAULT	APPROVED MF	DATE JUNE 2025	DWG PRV-SEC	DETAIL W16-2



TOP SLAB PLAN

SHEET 3 of 3

MCB MT CRESTED BUTTE FWSD WATER & SANITATION DISTRICT	PRV VAULT	APPROVED MF	DATE JUNE 2025	DWG PRV-TOP	DETAIL W16-3



EXTENSION DETAIL

MCB MT CRESTED BUTTE FWSD WATER & SANITATION DISTRICT	WATER VALVE EXTENSION	APPROVED MF	DATE JUNE 2025	DWG WAT-VALX	DETAILW16-12

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HARRELL
44306
9/11/2025
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-Details

Title:

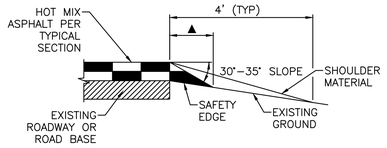
Waterline Details (2)

Dwg No.

48

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospect\dgn\2-Dwg's\Civil\5-Final\Pros-Details.dwg Plotted: 9/1/2026 12:25 PM By: Mark Gyeski

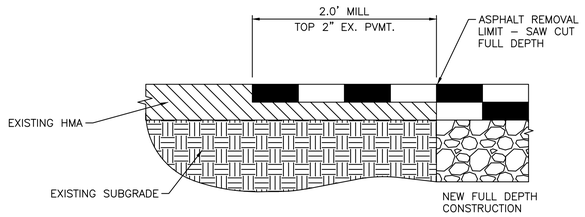


SAFETY EDGE DETAIL
N.T.S.

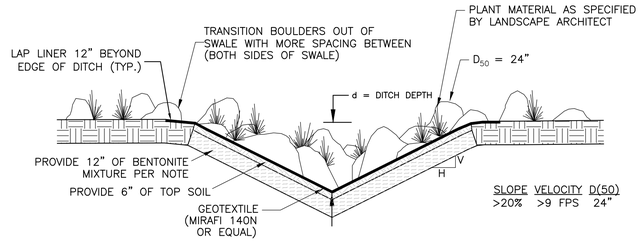
NOTES:

1. THE SAFETY EDGE WILL BE CONSTRUCTED AS PART OF THE ROADWAY PAVEMENT. A SHOULDER WEDGE DEVICE WILL BE ADDED TO THE SCREED OF THE PAVING MACHINE.
2. THE CONTRACTOR SHALL USE A SHOULDER WEDGE MAKER OR A SIMILAR DEVICE THAT PRODUCES THE SAME COMPACTION RESULTS.
3. SHORT SECTIONS OF HANDWORK WILL BE ALLOWED WHEN NECESSARY FOR TRANSITIONS AND TURNOUTS.
4. SITE PREPARATION AND ADDITIONAL EARTHWORK REQUIRED TO CONSTRUCT THE SAFETY EDGE WILL NOT PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

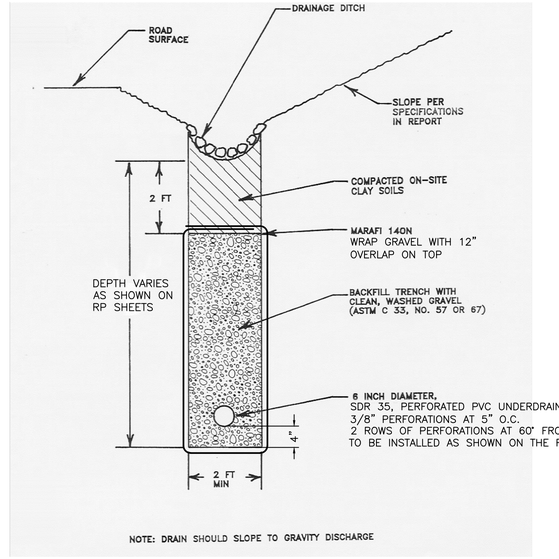
▲ SAFETY EDGE WITH A 30°–35° SLOPE AND SHOULDER MATERIAL.



PAVEMENT JOINT DETAIL
N.T.S.

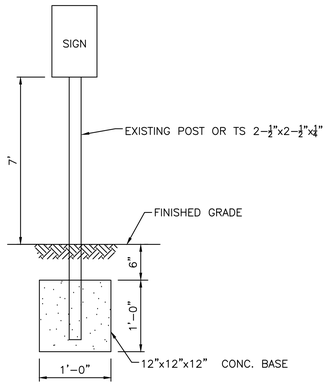


TYPICAL VEGETATED RIPRAP SWALE (VRS)
N.T.S.

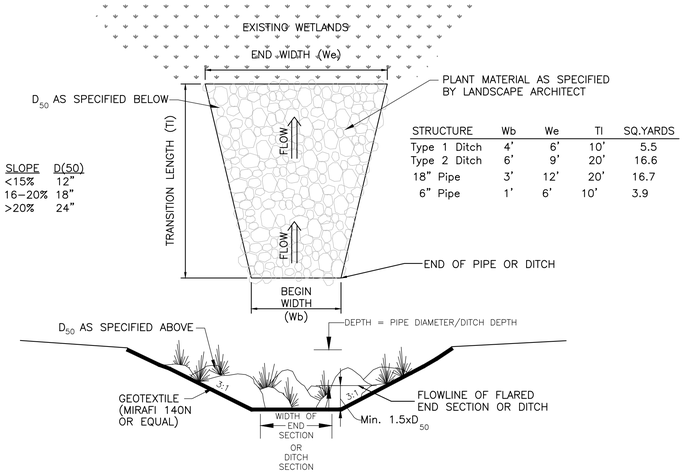


TYPICAL INTERCEPTOR DETAIL
N.T.S.

NOTE: FOR INTERCEPTOR DRAIN INSTALLATION WHERE BEDROCK SURFACE IS ENCOUNTERED ABOVE PLANNED INVERT ELEVATION, EXCAVATE INTO THE TOP OF THE BEDROCK TO PLANNED ELEVATION OR 2', WHICHEVER IS LESSER. TERMINATE EXCAVATION AT LESSER DEPTH IF BEDROCK CANNOT BE DUG WITH ONSITE EXCAVATING EQUIPMENT – BLASTING OR ROCK REMOVAL NOT REQUIRED.



SIGN POST DETAIL
N.T.S.

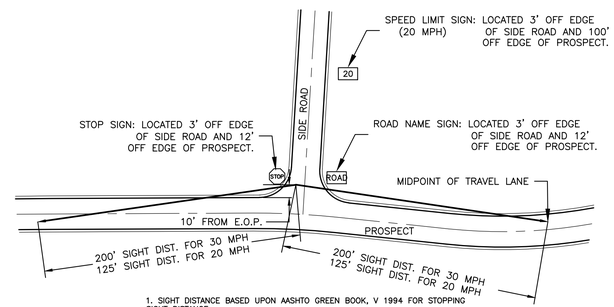


STRUCTURE	Wb	We	Tl	SQ.YARDS
Type 1 Ditch	4'	6'	10'	5.5
Type 2 Ditch	6'	9'	20'	16.6
18" Pipe	3'	12'	20'	16.7
6" Pipe	1'	6'	10'	3.9

SLOPE	D(50)
<15%	12"
16–20%	18"
>20%	24"

NOTE: THE PURPOSE OF THE WETLANDS DISPERSION OUTLET IS TO DISPERSE DRAINAGE FLOW ACROSS A WIDER AREA, THUS REDUCING FLOW DEPTH AND FLOW VELOCITY PRIOR TO ITS DISCHARGE INTO EXISTING WETLANDS AREA.

WETLANDS DISPERSION/UNDERDRAIN OUTLET
N.T.S.



1. SIGHT DISTANCE BASED UPON AASHTO GREEN BOOK, V 1994 FOR STOPPING SIGHT DISTANCE.
2. SIGHT DISTANCE SHOWN REQUIRED FOR ALL ROAD–ROAD INTERSECTIONS AND HAS BEEN VERIFIED FOR EACH PHASE 2 INTERSECTION.
3. SIGHT DISTANCE SHOWN REQUIRED FOR EACH ROAD–DRIVEWAY INTERSECTION TO BE VERIFIED USING ABOVE CRITERIA AT TIME OF BUILDING PERMIT AND FINAL DRIVEWAY DESIGN.
4. INSTALLATION OF SIGNAGE, LANDSCAPING AND OTHER OBSTRUCTIONS ARE PROHIBITED WITHIN THE SPECIFIED SIGHT DISTANCE TRIANGLE.
5. INTERSECTION IS SHOWN WITH TYPICAL SIGNAGE INSTALLATION.
6. ALL SIGNAGE INSTALLATION TO CONFORM TO M.U.T.C.D. MANUAL.

TYPICAL INTERSECTION DETAIL
N.T.S.

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TYLER JAMES HARPER
44306
9/11/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	MG
Print Date:	09.01.2026
QC:	TH | PE: TH
File:	Pros-Details

Title:

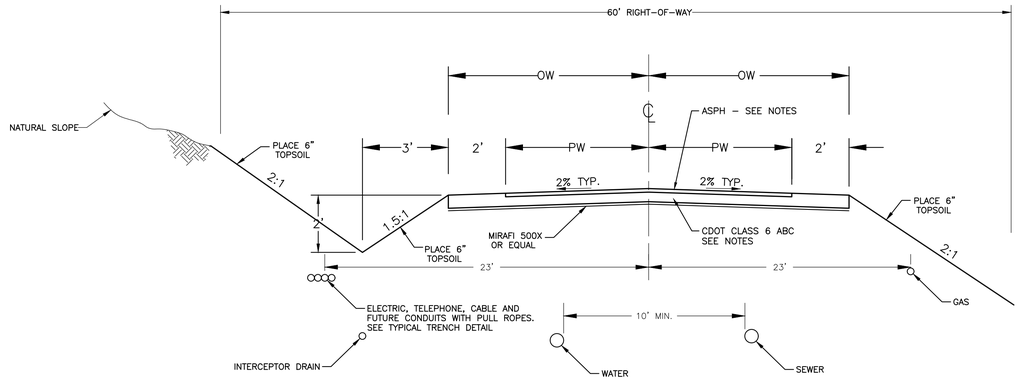
Roadway Details

Dwg No.

49

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospect\pcm2\1-Dwgs\Civil\5-Final\Pros-Details.dwg Plotted: 9/1/2026 12:28 PM By: Mark Goyeski

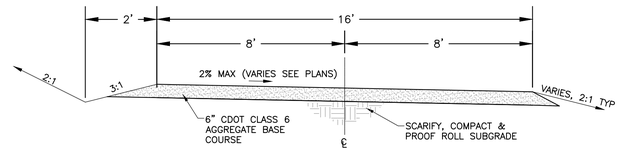


TYPICAL ROAD SECTION

N.T.S.

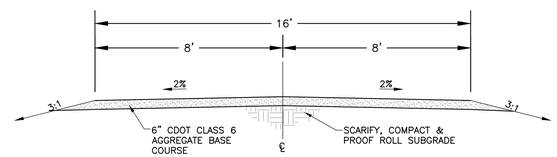
NOTES:

ITEM	PROSPECT DR & EARLY BIRD WAY	OTHER STREETS
OW – OVERALL WIDTH	14'	13'
PW – PAVEMENT WIDTH	12'	11'
ASPHALT THICKNESS	5"	5"
ABC THICKNESS	7"	6"



TYPICAL SANITARY AND LIFT STATION ACCESS ROAD CROSS-SECTION

SCALE: NTS



TYPICAL WATER TANK ACCESS ROAD CROSS-SECTION

SCALE: NTS

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
44306
TIMOTHY JAMES HARRIS
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospect

#	Revision	Date	By
1	Per 9/26/24 Town Review Comments	9/30/24	DLR
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No. 2021-547.001
Drawn by: DR
Print Date: 09.01.2026
QC: TH | PE: TH
File: Pros-Details

Title:

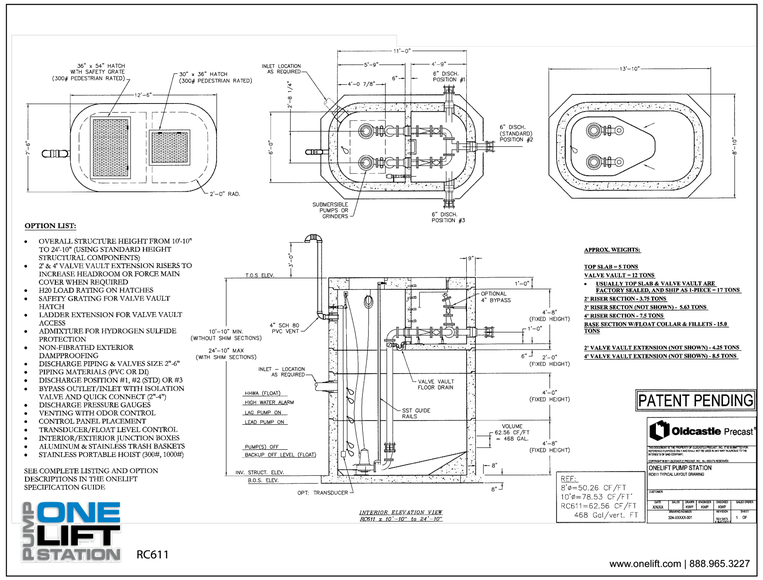
Roadway Details (2)

Dwg No.

50

Of : 51

I:\Gunnison\2021\2021-547-gcm2llc\001-prospectdgnm2\H-Dwgs\Civil\5-Final\Pros-Details.dwg Plotted: 9/1/2026 12:36 PM By: Mark Gayeski

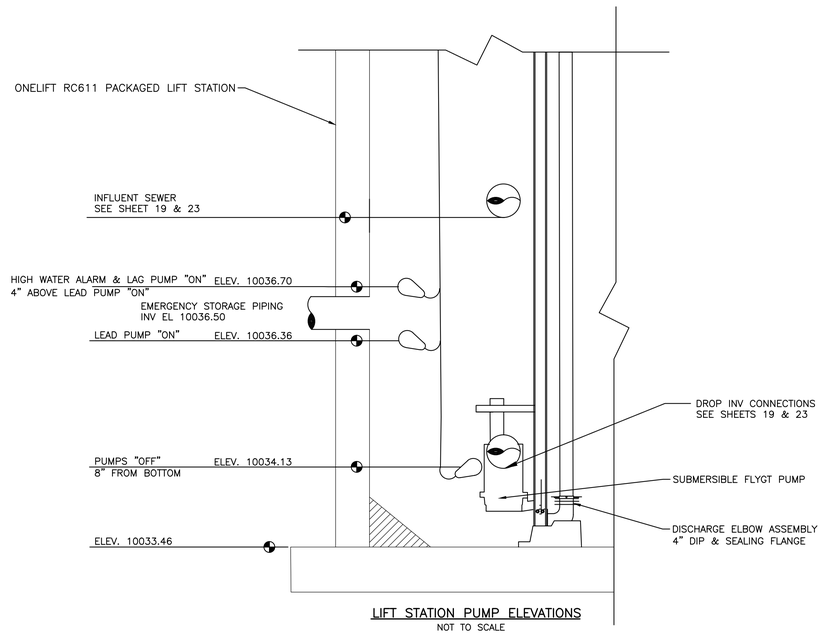


ONELIFT LIFT STATION
NOT TO SCALE

NOTES:

1. THIS IS A TYPICAL DRAWING. NOT ALL INLET AND OUTLET PIPING ARE SHOWN. REFER TO SHEETS 19 & 23 AND PACKAGED LIFT STATION SUBMITTAL (SEE NOTE THIS SHT).
2. INSIDE COATING PER MCBWSD'S STANDARDS & SPECIFICATIONS.
3. ALL DROP INLET CONNECTIONS TO BE CONCRETE ENCASED.
4. ALL HARDWARE IN LIFT STATION SHALL BE STAINLESS STEEL.

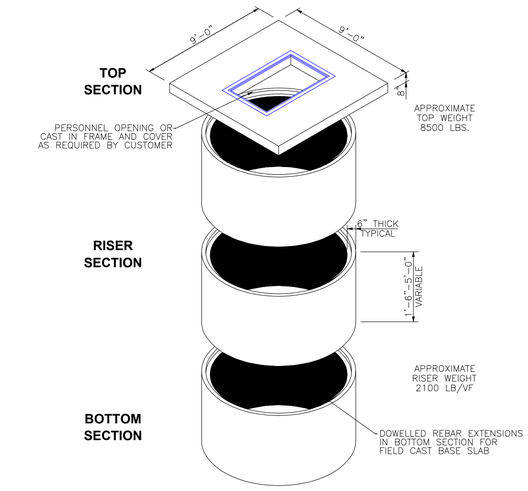
LIFT STATION NOTE:
LIFT STATION DETAILS, EXCLUDING INVERT ELEVATIONS, HAVE NOT BEEN FINALIZED WITH THE PACKAGED LIFT STATION SUPPLIER. CONTRACTOR TO COORDINATE WITH ENGINEER, PACKAGED LIFT STATION SUPPLIER, MCBWSD, AND CDPHE FOR THE PACKAGED LIFT STATION PACKAGE SUBMITTAL.



LIFT STATION PUMP ELEVATIONS
NOT TO SCALE

NOTE:
THIS IS A TYPICAL DRAWING AND IS SHOWN TO ILLUSTRATE PUMP FLOAT AND ALARM ELEVATIONS. NOT ALL INLET AND OUTLET PIPING ARE SHOWN. REFER TO SHEETS 19 & 23 AND PACKAGED LIFT STATION SUBMITTAL (SEE NOTE THIS SHT) FOR DETAILS.

ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500 psi.
REINFORCING STEEL SHALL COMPLY WITH ASTM A615 GRADE 60, A706 GRADE 60 OR A497 GRADE 70.
BAR BENDING AND PLACEMENT SHALL COMPLY WITH THE LATEST ACI STANDARDS
WATER TABLE IS AT 3'-0" BELOW GRADE FOR STANDARD STRUCTURAL DESIGN.
THE STANDARD DESIGN IS BASED ON THE BASE AT ANY ELEVATION UP TO 40.0 FEET BELOW FINISHED GRADE.
THE STRUCTURE SHALL BE PLACED ON A COMPACTED GRANULAR BASE TO INSURE UNIFORM DISTRIBUTION OF SOIL PRESSURES.
SPECIAL DESIGNS BASED ON OTHER LOADINGS OR DEEPER INSTALLATION DEPTHS ARE AVAILABLE ON REQUEST.



Oldcastle Precast	W8D	8' DIAMETER WET WELL
1900 Rilling Road San Antonio, TX 78214 Phone: (210) 923-4523 Fax: (210) 921-0473	FILE NAME: WWELL8.dwg ISSUE DATE: March, 2005 www.oldcastlesanantonio.com	Copyright 2005 Oldcastle Precast All Rights Reserved

LIFT STATION EMERGENCY STORAGE
NOT TO SCALE
NOTE: REFER TO SHEET 23 FOR PIPING AND STRUCTURE INFORMATION.

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355
www.sgm-inc.com

COLORADO LICENSED
TIMOTHY JAMES HARRIS
44306
9/1/2026
PROFESSIONAL ENGINEER

GCM², LLC

Upper Prospector Prospect

#	Revision	Date	By:
1			
2			
3			

Project Milestone: Combined PUD & Subdivison Construction Set

Job No.	2021-547.001
Drawn by:	DR
Print Date:	09.01.2026
QC:	TH PE: TH
File:	Pros-Details

Title:

Lift Station Details

Dwg No.

51

Of : 51

I:\Gunnison_2021\2021-547-gcm2llc_001-prospectgcm2\H-Dwgs\Civil\5-Final\Pros-Details.dwg Plotted: 9/1/2026 12:31 PM By: Mark Gaydeski

Engineer's Opinion of Probable Cost for E & F Lots, Phase 1 Water & Sewer (September 2026)

Mt. Crested Butte, GCM2
Upper Prospect

Contract Item #	Estimated Quantity	Unit	Description	Unit Price	Total Price
			Sanitary Access Road		
1	3,300	CY	Unclassified Excavation - Cut	$ 17.00	**$ 56,100.00**
2	2,300	CY	Unclassified Excavation - Fill	$ 17.00	**$ 39,100.00**
3	1,363	CY	Strip and Stockpile Topsoil (12")	$ 15.00	**$ 20,446.31**
4	1,220	Tons	6" Thick by 16' Wide - Class 6 Access Drive	$ 70.00	**$ 85,400.00**
Earthwork Subtotal-				**$**	**201,046.31**
			Sanitary		
5	1	EACH	Existing 4' Sanitary Manhole Tie-in	$ 7,000.00	**$ 7,000.00**
6	80	LF	Sanitary Concrete Encasement	$ 175.00	**$ 14,000.00**
7	4,230	LF	8" C900 Sanitary Line	$ 175.00	**$ 740,250.00**
8	24	EACH	4' Manhole w/ Frame and Grate	$ 9,000.00	**$ 216,000.00**
9	1	EACH	6' Manhole w/ Frame and Grate	$ 12,000.00	**$ 12,000.00**
10	46	EACH	Sanitary Service Line Tap	$ 2,500.00	**$ 115,000.00**
11	264	LF	Sanitary Insulation	$ 50.00	**$ 13,200.00**
Sanitary Subtotal-				**$**	**1,117,450.00**
			Water		
12	224	LF	6" AWWA C151 Class 52 DIP Water Line and Associated Fittings	$ 150.00	**$ 33,600.00**
13	12	EACH	6" Gate Valve and Valve Box	$ 7,000.00	**$ 84,000.00**
14	4,932	LF	8" AWWA C151 Class 52 DIP Water Line and Associated Fittings	$ 190.00	**$ 937,080.00**
15	20	EACH	8" Gate Valve and Valve Box	$ 8,000.00	**$ 160,000.00**
16	2	EACH	8" ARV and Manhole	$ 12,000.00	**$ 24,000.00**
17	447	LF	12" AWWA C151 Class 52 DIP Water Line and Associated Fittings	$ 210.00	**$ 93,870.00**
18	5	EACH	12" Gate Valve and Valve Box	$ 12,000.00	**$ 60,000.00**
19	1	EACH	12" ARV and Manhole	$ 14,000.00	**$ 14,000.00**
20	11	EACH	Fire Hydrant	$ 15,000.00	**$ 165,000.00**
21	51	EACH	Water Service Tap	$ 4,100.00	**$ 209,100.00**
22	87	LF	Water Insulation	$ 50.00	**$ 4,350.00**
Water Subtotal-				**$**	**1,785,000.00**
				Bid TOTAL:	**$ 3,103,496.31**

Note: The above Bid Total price reprsents local area 2026 construction actual bid numbers

Per AACE International Class 5 Cost estimate contingency range of -50% to +100% are: $1,551,748.16 to $6,206,992.62

Engineer's Opinion of Probable Cost for E & F Lots, Phases 1 & 2 Water & Sewer (September 2026)

Mt. Crested Butte, GCM2
Upper Prospect

Contract Item #	Estimated Quantity	Unit	Description	Unit Price	Total Price
			PHASE 1		
			Sanitary Access Road		
1	3,300	CY	Unclassified Excavation - Cut	$ 17.00	**$ 56,100.00**
2	2,300	CY	Unclassified Excavation - Fill	$ 17.00	**$ 39,100.00**
3	1,363	CY	Strip and Stockpile Topsoil (12")	$ 15.00	**$ 20,446.31**
4	1,220	Tons	6" Thick by 16' Wide - Class 6 Access Drive	$ 70.00	**$ 85,400.00**
Earthwork Subtotal				**$**	**201,046.31**
			Sanitary		
5	1	EACH	Existing 4' Sanitary Manhole Tie-in	$ 7,000.00	**$ 7,000.00**
6	80	LF	Sanitary Concrete Encasement	$ 175.00	**$ 14,000.00**
7	4,230	LF	8" C900 Sanitary Line	$ 175.00	**$ 740,250.00**
8	24	EACH	4' Manhole w/ Frame and Grate	$ 9,000.00	**$ 216,000.00**
9	1	EACH	6' Manhole w/ Frame and Grate	$ 12,000.00	**$ 12,000.00**
10	46	EACH	Sanitary Service Line Tap	$ 2,500.00	**$ 115,000.00**
11	264	LF	Sanitary Insulation	$ 50.00	**$ 13,200.00**
Sanitary Subtotal				**$**	**1,117,450.00**
			Water		
12	224	LF	6" AWWA C151 Class 52 DIP Water Line and Associated Fittings	$ 150.00	**$ 33,600.00**
13	12	EACH	6" Gate Valve and Valve Box	$ 7,000.00	**$ 84,000.00**
14	4,932	LF	8" AWWA C151 Class 52 DIP Water Line and Associated Fittings	$ 190.00	**$ 937,080.00**
15	20	EACH	8" Gate Valve and Valve Box	$ 8,000.00	**$ 160,000.00**
16	2	EACH	8" ARV and Manhole	$ 12,000.00	**$ 24,000.00**
17	447	LF	12" AWWA C151 Class 52 DIP Water Line and Associated Fittings	$ 210.00	**$ 93,870.00**
18	5	EACH	12" Gate Valve and Valve Box	$ 12,000.00	**$ 60,000.00**
19	1	EACH	12" ARV and Manhole	$ 14,000.00	**$ 14,000.00**
20	11	EACH	Fire Hydrant	$ 15,000.00	**$ 165,000.00**
21	51	EACH	Water Service Tap	$ 4,100.00	**$ 209,100.00**
22	87	LF	Water Insulation	$ 50.00	**$ 4,350.00**
Water Subtotal				**$**	**1,785,000.00**
PHASE 1 TOTAL				**$**	**3,103,496.31**
			PHASE 2		
			Sanitary		
23	28	LF	Sanitary Concrete Encasement	$ 175.00	**$ 4,900.00**
24	70	LF	8" C900 Sanitary Line	$ 175.00	**$ 12,250.00**
Sanitary Subtotal				**$**	**17,150.00**
			Lift Station		
25	1	LS	Design and Engineering (Engineering Already at 75%)	$ 30,000.00	**$ 30,000.00**
26	1220	TONS	6" Thick by 16' Wide - Class 6 Access Drive	$ 70.00	**$ 85,400.00**
27	1	LS	HID Area Light w/ Base and Photoelectric Cell w/ Manual Override	$ 5,000.00	**$ 5,000.00**
28	1	LS	Cummins Backup Diesel Generator and Pad	$ 30,000.00	**$ 30,000.00**
29	1	LS	Lift One RC611 Lift Station and Pump Vault Packaged Lift Station	$ 150,000.00	**$ 150,000.00**
30	1	LS	Lift Station Pre Manufactured USEMCO Building	$ 400,000.00	**$ 400,000.00**
31	1	EACH	8' Manhole (Emergency Storage)	$ 15,000.00	**$ 15,000.00**
Lift Station Subtotal				**$**	**715,400.00**
			Water		
32	1	LS	Design and Engineering (Engineering already at 75%)	$ 10,000.00	**$ 10,000.00**
33	391	LF	12" AWWA C151 Class 52 DIP Water Line and Associated Fittings	$ 210.00	**$ 82,206.20**
34	1	EACH	12" Gate Valve and Valve Box	$ 12,000.00	**$ 12,000.00**
35	1	EACH	12" ARV and Manhole	$ 14,000.00	**$ 14,000.00**
Water Subtotal				**$**	**118,206.20**
			Water Storage Tank		
36	1	LS	Design and Engineering (Engineering already at 30%)	$ 240,000.00	**$ 240,000.00**
37	4	EACH	8" Gate Valve and Valve Box	$ 8,000.00	**$ 32,000.00**
38	1	EACH	8" ARV and Manhole	$ 12,000.00	**$ 12,000.00**
39	2200	LF	8" AWWA C151 Class 52 DIP Water Line and Associated Fittings	$ 190.00	**$ 418,000.00**
40	135	LF	Water Insulation	$ 50.00	**$ 6,750.00**
40	71	TONS	6" Thick by 16' Wide - Class 6 Access Drive	$ 70.00	**$ 4,970.00**
41	1	LS	Booster Station	$ 1,800,000.00	**$ 1,800,000.00**
42	1	LS	New 553,000 Gallon Concrete Water Storage Tank	$ 2,200,000.00	**$ 2,200,000.00**
Water Subtotal				**$**	**4,713,720.00**
PHASE 2 TOTAL				**$**	**5,564,476.20**

PHASE 1 TOTAL	**$**	**3,103,496.31**
PHASE 2 TOTAL	**$**	**5,564,476.20**
COMBINED TOTAL	**$**	**8,667,972.51**

Note: The above Bid Total price represents local area 2026 construction actual bid numbers
Per AACE International Class 5 Cost estimate contingency range of -50% to +100% are:

Phase 1 -50% to +100% **$1,551,748.16 to $6,206,992.62**

Phase 2 -50% to +100% **$2,782,238.10 to $11,128,952.40**

Combined -50% to +100% **$4,333,986.26 to $17,335,945.02**

MEMORANDUM

To:	Mt. Crested Butte Water & Sanitation District Board of Directors
From:	Todd F. Brewer, PhD, PE - District Manager
Date:	September 22, 2026
Subject:	**District Manager Report – August 2026**

Employee Spotlight

1. Kyle Pendleton passed the C Wastewater Operator Exam.
2. Tracy Davenport celebrated 13 years with the District on 8/12/26.
3. Steven Sunderlin celebrated 1 year with the District on 9/2/26.
4. Nicole Bogenschuetz attended the Rocky Mountain Water Conference in Keystone – and gave a presentation to a standing room only audience during the Technical Sessions.
5. Kyle Koelliker's last day with the District was 9/1/26.

Wastewater Department

1. The WW Department Staff were able to troubleshoot two variable frequency drive (VFD) issues while Adam was out of office.
2. The Sewer Service Line Inspection Program (SLIP) went into effect on June 1, 2026. Since the program's inception, the District has received and reviewed 54 forms/reports.
3. WW Staff removed weeds and performed yard maintenance at the WWTP and main office.

Water Department

1. Disinfection Byproducts sampling conducted for Meridian Lake Park.
2. Brian Carney is new ORC/Interim Water System Supervisor.

Finance Department

1. Received two large tap fees during the month.
2. CEBT Presentation/Training was held for District Staff on Benefits.

Engineering Department

1. The Water & Wastewater Master Plan was completed.

Water Operations August 2026

MCB WTP Production for August	13.27 MG
MCB WTP Production for July	15.35 MG
Peak day of Month: 7/7/2026	0.654 MG
Average Daily Plant Run Times	8 hours/day
Average Daily Flow Total	0.428 MG/day
MLP WTP Production for August	0.99 MG
MLP WTP Production for July	1.11 MG
Peak Day for Month: 8/17/2026	0.050 MG
Average Daily Plant Run Times	7 hours/day
Average Daily Flow Total	0.033 MG/day

Significant / Unusual Activities:

- MLP disinfection byproducts sampling completed.
- Replaced MCB WTP and ERPS backup generator batteries.
- ARV vault lid replacement in easement above Point Lookout.
- Valve testing and exercising at the Timberland Tank site.
- Air compressors received regular annual service.
- MCB WTP recycle pump #2 motor coupler was replaced and put back in service.
- New construction water service line inspections were conducted.
- Pre-construction meeting and set up bulk filling for the Cinnamon Mountain Road Stabilization Project.
- Removed an additional stop log from the MLP spillway. **(Photo #1)**
- Brian Carney will be stepping in as Interim ORC as Kyle Koelliker will be leaving the District for another position in the Valley. **(Photo #2)**
- Irrigation restriction enforcement, took water samples for compliance testing, completed all Colorado 811 locates

Major Problem(s):

- Timberland 200,000-gallon storage tank level transducer failed, a replacement is on order and expected to be delivered early September.
- Internet outage caused communication issues at the WTP and remote sites.

Next Month's Major activities:

- Continuing review of future developments within the District boundaries.
- Timberland 1MG storage tank ring wall replacement project to start.
- Begin dosing ClO_2 at the MLP WTP for manganese removal.
- Distribution system valve exercising will be conducted.
- Fulfill 811 Locate requests, take monthly meter readings, and perform routine water sampling.

Photo #1

Photo #2

Wastewater Operations August 2026

Gallons Wastewater Treated August	6.8 MG
Gallons Wastewater Treated July	8.6 MG
Average Treated Wastewater Flow	0.227 MGD
Peak Treated Wastewater Flow	0.286 MGD
Peak Treated Wastewater Date	8/2/2026
Gallons Sludge Hauled to Town of CB	54,000 gal

Significant / Unusual Activities:

- All monthly sampling events were successfully completed.
- Monthly safety meeting was completed.
- Locates were conducted.
- The mobile generator was exercised at Pristine Point lift station, and monthly lift station checks and calibrations were completed.
- The jetting total for August was 4571' and YTD total is 20,042'.
- CCTV total for August was 0' and YTD total is 399'.
- Continued implementation of the CUES WebOffice program and scheduler.
- Held training on the CUES WebOffice software.
- Service line inspections were conducted.
- Sewer Service Line Inspection Program forms were reviewed, and responses were provided. The District has received 54 forms YTD.
- Removed weeds at the Wastewater Treatment Plant.
- Kyle Pendleton successfully passed the Class C Wastewater Treatment Operator Examination.
- Lift stations were inspected to determine whether taps could be installed for ice pigging. **(Photo 1)**
- Took the on-call truck to CB Auto for shock repairs.
- Troubleshot two variable frequency drives on OXY1 and OXY2.
- Troubleshot a motor issue with the grit classifier. **(Photo 2)**
- CDL driver training was conducted with Blake King and Sammy Glenn.

Major Problem(s):

- No major problems to report.

Next Month's Major Activities:

- Jetting and CCTV inspection/evaluation of collection system.

Adam Bembenek will be present at the meeting if there are any questions.

Photo 1

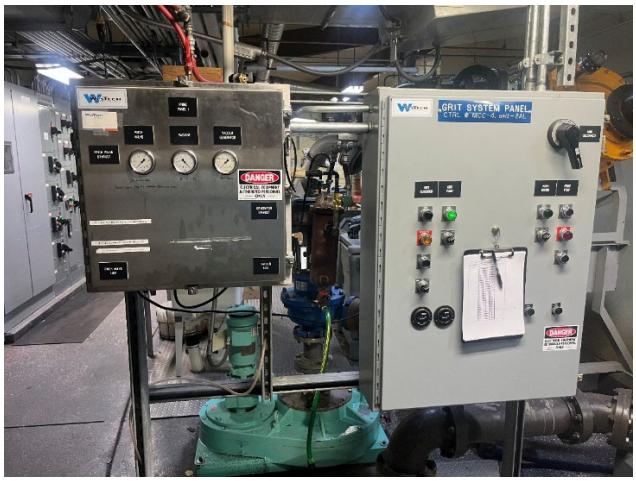


Photo 2

General Fund Operations August 2026

Tap Fee Applications Received/Processed/Collected YTD	21/20/15
# Customers Billed: Utility Fees/Availability of Service	952/0
Property Title Transfers Processed	5
Intent to Lien Notices Mailed/Liens Filed/Liens Released last Month	0/0/0

Significant / Unusual Activities:

- Worked on transitioning functions and tasks between administrative personnel.
- Attended handbook and policies project meetings with People and Culture Consultant.
- Update SOP's on banking functions.
- Issued 3 tap fee permit and processed 2 tap fee invoices.
- Started preparation of 2027 budget.
- Initiated IT Audit of computers, phone systems, and servers.
- Trained personnel for payroll processing.
- Started review of annual health insurance.
- Received a presentation from CEBT representatives to employees of coverage and services.

Major Problem(s):

- No major problems to report

Next Month's Major activities:

- Continue to review revisions to the handbook and specific policies of the District.
- Continue 2027 budget process.
- Process tap fee submissions.
- Continue review of health care and costs.
- Continue IT audit.
- Initiate accounting and payroll software changes.
- Evaluate potential changes to servers and backup systems for District data.
- Review current phone system for potential upgrades.
- Purchase computers for administrative staff for upgrades.

Tracy Davenport will be present at the meeting if there are any questions.

MEMORANDUM

To:	Mt. Crested Butte Water & Sanitation District Board of Directors
From:	Nicole Bogenschuetz, P.E., District Engineer
Date:	September 22, 2026
Subject:	**Engineering Report – August 2026**

1. Capital Project Monthly Status Report (MSR)

Below are the highlighted capital projects[1] that meet the following criteria: (1) the allocated 2026 Budget exceeds $50,000, (2) are actively being worked on, and/or (3) may be of interest to the District Board.

a. Wastewater Capital Projects

Table 1. – WWTF Equalization (EQ) Basin Structural and HVAC Analyses MSR

Project Classification: Wastewater	**Activity Number:** 202601	**Percent Complete:** 50%
Scope: A site investigation will be conducted to assess the condition of the EQ Basin and Headworks Building. The results will be documented in a Condition Assessment Report. A structural evaluation will be completed to determine the suitability of constructing a concrete cover and/or modifications to the Headworks Building. Based on the conclusions from the structural evaluation, a Final Design Package will be prepared outlining the recommended demolition and/or improvements. Additionally, in response to elevated hydrogen sulfide gas concentrations recorded in the Process Building, an HVAC analysis will be performed to verify adequate ventilation and compliance with applicable regulations.		
Project Budget[2]		
2026 Budget	**$130,000**	**Budget Comments**: None.
Spent	$14,804	
Percent Spent	11.4%	

Project Schedule		**Status**
Site Investigation and Condition Assessment of Existing Structure	June 18, 2026	100%
Structural Evaluation of Existing EQ Basin	Fall 2026	75%
HVAC Analysis Memo	Fall 2026	20%
100% Design of Demolition and/or Improvements	November 2026	0%

2026 Monthly Status Update	
Q1	HDR and the District are coordinating the establishment of a Master Service Agreement, under which this scope of work will be included. HDR toured the EQ Basin in the Headworks Building as well looked at the HVAC System in the Processing Building.
Q2	The District provided HDR with historical drawings and photos of the structures and mechanical equipment. HDR completed a site condition assessment to evaluate the existing condition of the Headworks Building, EQ Basin No. 1, and HVAC systems in all buildings.
July	The District provided HDR criteria for selecting the best alternative for the EQ Basin. HDR presented a PowerPoint outlining potential options to address the structural concerns within the EQ Basin and Headworks Building.
August	HDR is drafting the EQ Basin Structural Evaluation Technical Memorandum based on results from the site condition assessment.
Board Decisions/Updates	
None at this time.	

Table 2. – Gothic Road Interceptor Project MSR

Project Classification: Wastewater	**Activity Number:** 202404	**Percent Complete:** 85%

Scope: The interceptor line currently accommodates maximum peak flow from existing customers of approximately 590 gallons per minute (gpm). Multiple developments within the collections interceptor line service area are proposed and/or approved by the Town of Mt. Crested Butte. Combined, these developments exceed the current capacity of the existing interceptor line. The scope of this work includes field investigations, design, construction, and testing. The District was under contract with HDR to proceed to 30% Design, not to exceed $300,000 (completed May 2025). In June 2025, the Board motioned to expand the scope of the contract with HDR to proceed to final design, not to exceed an additional $700,000. The 2026 scope will focus on completion of the expanded 2025 scope, including easement acquisition, completion of final design, assembling the bid package, and project solicitation.

Project Budget[2]

2024 Budget	**$550,000**	**Budget Comments**: The project is behind schedule due to plat and easement delineation challenges, obtaining survey information, and processing the survey data. A portion of the HDR design budget, approved in 2025, will be rolled over into the 2026 Budget, not to exceed $700,000. The 2026 schedule and budget reflect these changes.
Spent (2024)	$257,787	
Percent Spent (2024)	47%	
2025 Budget, 30% Design	**$300,000**	
Spent (2025)	$220,448	
Percent Spent (2025)	73%	
2025 Budget, 90% Design	**$700,000**	
Spent (2025)	$316,956	
Percent Spent (2025)	45%	
2026 Budget, 100% Design/Bidding Services	**$616,347**	
Spent (2026)	$208,834	
Percent Spent (2026)	33.9%	

Project Schedule		**Status**
CCTV Report	October 7, 2024	Complete
Survey	October 31, 2024	Complete
Geotechnical Report	March 31, 2025	Complete
30% Design	Summer 2025	Complete
SUE/Survey	November 1, 2025	Complete
90% Design	January 30, 2026	95%
Easements	June 30, 2026	50%
Final (100%) Design	June 30, 2026	0%
Bidding Services	December 2026	0%

2026 Monthly Status Update

Q1	HDR completed the 90% Design Cost Opinion Memo, drawings and specifications. The District has reviewed the final alignment and is currently reviewing the specification package. HDR and the District are planning a specification workshop next month to review and discuss the package in detail. The District continues to review the specification package. HDR and the District held a specification workshop to review Division 0 and Division 1 specifications. HDR began developing maps, easement descriptions, and title research to begin the easement acquisition process.
Q2	The Interim District Manager presented the design updates for Gothic Road Interceptor at the April Mayor-Manager Meeting and to Town Council. HDR finalized the flow projections for the calculation of the Capacity Expansion Sewer Tap Fee. The District, HDR, MTCB, and CBMR met to discuss the alignment options for the Gothic Road Interceptor, the critical path for finalizing the engineering design and alignment.
July	The CDPHE Well Permits were updated for groundwater observation wells, which continue to be monitored to support a dewatering design for the Gothic Road Interceptor. The District received a list of questions from MTCB and HDR is drafting a response to the questions to determine the best path forward on the interceptor alignment.
August	The District and HDR continue to finalize the alignment with stakeholders while easement title work remains ongoing. HDR is separating the specification into two packages: (1) rehabilitation of the existing interceptor with concrete-in-place pipe (CIPP) liner, planned for construction in 2027 and (2) capacity improvements, which will be funded by development. HDR and the District Engineer presented the Gothic Road Interceptor project at the Rocky Mountain Water Conference.

Board Decisions/Updates

Condition: Design and Construction addressing condition-related deficiencies in the interceptor, but does not require an increase in capacity, will be presented the Board for consideration as part of the 2027 Capital Project Budget.
Capacity: After final design is complete, staff will present funding options and a recommended path to construction for Board consideration.

b. Water Capital Projects

Table 3. – 1MG Timberland Tank Ring Wall Repair MSR

Project Classification: Wastewater	**Activity Number:** 102501	**Percent Complete:** 50%
Scope: The 1MG Timberland Tank ring wall is deteriorating. HDR completed structural designs in 2019; however, subsequent updates to building and structural codes require revisions to the original design package. HDR will review the existing design approach, update the structural designs to meet current code requirements, and reissue the design and bid package. The District will advertise for solicitation and then award the project. Construction is scheduled for Fall 2026, coinciding with a period of reduced water demand that allows the tank to be taken offline. HDR will assist with construction support including submittal reviews, RFI responses, change orders, and site visits. Following construction, HDR will provide record drawings.		
Project Budget[2]		
2026 Budget	**$557,000**	**Budget Comments**: The geotechnical foundation recommendations were not included in the original scope of work and may increase the overall project budget.
Spent	$7,707	
Percent Spent	12.7%	

Project Schedule		**Status**
Geotechnical Investigation	May 1, 2026	Completed
Reissue Structural Drawings/Bid Package	May 1, 2026	Completed
Project Solicitation	August 2026	Completed
Project Award	September 2026	0%
Construction	Fall 2026 or Spring 2027	0%
Record Drawings	November 2026 or July 2027	0%

2026 Monthly Status Update	
Q1	HDR and the District are coordinating the establishment of a Master Service Agreement, under which this scope of work will be included. The District began discussions with the U.S. Forest Service and Gunnison County to obtain permits for this project. County Permits for the project require geotechnical foundation recommendations. The District has started to schedule the geotechnical field work and analyses. A kickoff meeting was held with HDR's Structural Engineer and the District to discuss required design updates and existing site conditions.
Q2	The Design Scope of Work was executed with HDR. CMT drilled an exploratory borehole for the geotechnical investigation that verified the geology below the tank. HDR received the draft geotechnical investigation report including all laboratory testing results and analyses. On June 18, 2026, HDR's structural engineer and project manager were onsite to observe site constraints and collect final project details.
July	HDR reviewed the existing design drawings and provided updates based on current building codes and Gunnison County requirements. The Special Use Permit was signed with the U.S. Forest Service, and the District began drafting the scope of work for permitting the Timberland Tank Ring Wall Repair.
August	The bid package including specifications and drawings was assembled. The Invitation to Bid was posted in the *Crested Butte News* on August 20, 2026 and all material was posted on the District website including addenda addressing questions received on the project. A Prebid Meeting was held onsite on August 26, 2026 for prospective bidders. The project award will be announced in September. The required project permitting was completed with Gunnison County and is ongoing with the US Forest Service.
Board Decisions/Updates	
None at this time.	

Table 4. – Long Lake Pipeline and Pump Station MSR

Project Classification: Water	**Activity Number:** 102403	**Percent Complete:** 55%
Scope: The District entered an Agreement with Upper Gunnison River Water Conservancy District (UGRWCD). The Agreement grants the District use of 300 acre-feet of storage in Long Lake in exchange for the completion of studies that demonstrate there will be no adverse impacts to Long Lake (complete), as well as the design and construction of a pipeline/pump station to connect Meridian Lake Park Reservoir to Long Lake. The District's long-term goal is to connect this system to the Water Treatment Plant for water availability at full build-out, see the Water Rights Master Plan (LRE, 2024) for additional details. The 30% Design was completed in 2025 focusing on finalizing the pipeline design and alignment. The 60% and 90% Design is scheduled to be complete in 2026 focusing on mechanical, electrical, and structural upgrades to the existing pump station.		
Project Budget[2]		
2025 Budget	**$305,765**	**Budget Comments**: None.
Spent (2026)	$199,417	
Percent Spent	65%	
2026 Budget	**$350,000**	
Spent	$74,950	
Percent Spent	21.4%	

Project Schedule		**Status**
Agreement UGRWCD and MCBWSD	April 9, 2015	Complete
Firm Yield Study / Fishery Study / Geotechnical Considerations	December 5, 2015	Complete
Preliminary Design (SGM)	September 24, 2018	Complete
15% Concept Design (AECOM)	January 8, 2024	Complete
Geotechnical Investigation / Geophysical Investigation / Survey	January 15, 2025	Complete
30% Design Package	December 31, 2025	Complete
Geotechnical Investigation No. 2	December 31, 2025	Complete
Survey (SUE/Miscellaneous Features)	Summer 2026	20%
60% Design	September 2026	95%
Draft 90% Design	December 2026	0%

2026 Monthly Status Update	
Q1	The 30% Design Package was completed and distributed to all stakeholders. AECOM has prepared the scope of work for the 60% and 90% Design. The District is exploring options for professional grant writing support to assist with upcoming grant applications. The District met with Gunnison County on future permitting requirements and the District's Water Right Attorney about Junior Storage Rights. AECOM verified the Long Lake Phase 2 pipeline hydraulics from Long Lake to the pre-sedimentation pond to inform easement decisions.
Q2	AECOM kicked off the 60% Design internally. A design schedule was established, highlighting potential roadblocks. AECOM collected additional survey information onsite. For the 60% Design, the outlet works conduit air vent sizing is being finalized. AECOM is updating the mechanical, hydraulic, electrical, and structural design for 60% Design.
July	AECOM presented the District with several structural roof design alternatives for the outlet works pump house. AECOM and the District also met with GCEA to discuss the electrical upgrades required to support operation of the new system. Due to the approximately one-year lead time for the required transformers, the District is developing a procurement plan and project schedule to ensure timely purchase and installation.
August	AECOM is finalizing the 60% Design Drawings for review and distribution in September.
Board Decisions/Updates	
Following completion of the 60% and 90% Design, staff will make a recommendation to the Board on an updated scope, schedule, and proceeding to final design and construction.	

2. Development Reviews

In accordance with the Water and Wastewater Standards and Specification Section 01020, a Preliminary Submittal and Final Submittal are required to be approved and accepted by the District, respectively. The information outlined below is specific to the District's submittal process. Communication between a Developer and the District's legal counsel is beyond the scope of this list.

Table 5. – Development Review Summary

Development	Zone Type	Status
17 Marcellina Lane (OROS)	HDR	2025 – Board motioned to approve the Preliminary Submittal
Bear Crossing	HDR	2025 – Outstanding District comments on Preliminary Submittal February 19, 2026 – the District received an updated Preliminary Submittal April 20, 2026 – HDR provided comments on the Preliminary Submittal April 24, 2026 – the District, HDR, and Bear Crossing team met to discuss the Preliminary Submittal May 1, 2026 – the District received an updated Preliminary Submittal June 15, 2026 – the District recommended technical approval of the Preliminary Submittal July 14, 2026 – the Board of Directors approved the Preliminary Submittal
Beckwith Hotel Renovation	CC, HDR	December 3, 2025 – the District received an updated Preliminary Submittal February 20, 2026 – the District provided a response letter to the Preliminary Submittal to "Conditionally Approved" the Preliminary Submittal March 16, 2026 – the District received a partial response to the outstanding items May 20, 2026 – the District received additional outstanding items
Crested Butte Ridge	PUD, SFR	July 30, 2026 –Crested Butte Ridge met with District Staff to discuss submittal process September 3, 2026 – Crested Butte Ridge, Lacy Construction, and District Staff met onsite and via Teams to discuss water/sewer rehabilitation requirements. No Preliminary Submittal received by the District in 2026.
Honey Rock Ridge	LDR	September 12, 2024 – HDR provided Response Letter for As-Builts on behalf of the District February to July 2025 – the Developer is coordinating with the District to address comments provided
Hunter Ridge	Petition for Inclusion	2025 - Outstanding District comments on Preliminary Submittal January 6, 2026 – the District responded to the Petition for Inclusion January 7, 2026 – Meeting to discuss the comments on the Preliminary Submittal February 24, 2026 – Public Hearing on Petition for Inclusion March 14, 2026 – the District received a Geotechnical Memo March 27, 2026 – the District received payment required for the Petition for Inclusion March 27, 2026 – the District responded to the Geotechnical Memo April 3, 2026 – the District met with the Geotechnical Engineer to discuss the comments in the March memo. April 3, 2026 – the District received an updated Preliminary Submittal May 27, 2026 – HDR provided a response letter to the Preliminary Submittal
Maroon Haus	LDR	No Preliminary Submittal received by the District in 2026.
Nordic Inn	PUD, CC	No Preliminary Submittal received by the District in 2026.
The Villages	PUD, MDR	December 17, 2025 – the District received an updated Preliminary Submittal March 23, 2026 – HDR provided comments on the Preliminary Submittal April 14, 2026 – the District, HDR, and the Villages team met to discuss the Preliminary Submittal June 5, 2026 – the District received an updated Preliminary Submittal July 17, 2026 – the District met with the Villages Project Manager July 17, 2026 – HDR provided a response letter on the Preliminary Submittal

Table 5. – Development Review Summary (Continued)

Development	Zone Type	Status
Upper Prospect	PUD, SFR	2025 – Outstanding District comments on Preliminary Submittal January 27, 2026 – the District received an updated Preliminary Submittal February 23, 2026 – Developer toured the Booster Pump Station and perspective tank location April 13, 2026 –HDR provided a response letter on the Preliminary Submittal April 28, 2026 – the District, HDR, and Upper Prospect team met to discuss the Preliminary Submittal June 18, 2026 – the District received an updated Preliminary Submittal August 11, 2026 - HDR provided comments on the Preliminary Submittal August 13, 2026 - the District, HDR, and Upper Prospect team met to discuss the lift station design for the Preliminary Submittal August 19, 2026 – the District received an updated Preliminary Submittal August 31, 2026 - HDR provided comments on the Preliminary Submittal September 1, 2026 – HDR and SGM discussed the Preliminary Submittal comments September 1, 2026 – the District received an updated Preliminary Submittal September 4, 2026 – the District recommended technical approval of the Preliminary Submittal for Phase 1

Zone Type Reference: Town of Mt. Crested Butte Master Plan (January 2023, Page 17)
PUD – Planned Unit Development, HDR – High Density Residential, MDR – Medium Density Residential, LDR – Low Density Residential, SFR – Single Family Residential, CC – Commercial Core

3. East River and Washington Gulch Water Supply and Operation Updates

Gunnison County's drought conditions persisted over the last month. The District's watersheds are still classified as "extreme drought" and "exceptional drought" category, as shown in Figure 1. Table 6 outlines the two NRCS SNOTEL sites that are within the District's watershed where source water is located. The SNOTEL sites displayed that snow water equivalent peaked approximately one month earlier than average (March vs. April) and reached zero approximately one month earlier than average (May vs. June). Additionally, the median year-to-date precipitation for the Gunnison Basin index remains the same as last month at 76%. The total precipitation accumulation in Gunnison is tracking similarly to 2021; where 2021 had a strong monsoon system that improved drought conditions. Multiple forecasts are displaying a probability for a monsoon system later this year. The National Oceanic and Atmospheric Administration (NOAA) one-month outlook for Colorado indicates leaning above-normal temperatures and above-normal precipitation, see Figure 2.

Meridian Lake Park Reservoir No. 1 is currently 83% of full pool as of September 8, 2026 and is releasing water though the spillway. Currently, three of six stoplogs are in place, increasing the pool elevation to 9,395 feet. The Slater River continues to be under administration for in stream flow requirements measured at the Slate River above Baxter Gulch USGS gauge (Table 7). The Water Department removed two stoplogs in August and will continue to remove stoplogs for the remainder of the water year. The timing of the stoplog removal is based on requests from the Water Commissioner at a rate of approximately one to two stoplogs per month. Typically, these annual calls begin roughly one month later in the water year; however, the early call reflects the low water levels currently in the Slate River, East River, and Gunnison River being below the mean and median flows, as shown in Table 7.

Blue Mesa Reservoir is 20% of full pool and the remaining reservoirs in the Gunnison River Basin ranges from 1% to 97% of full pool. For additional information, see Figure 3.

The East River Pump Station (ERPS) is critical to the function of the Mt. Crested Butte Water Treatment Plant. Within the wet well, there is a level sensor that monitors the water level daily. Over the last two years, there has not been much fluctuation in the water level (ranging from 9-11 feet). Starting in April 2026, the water level height began deviating from the typical trend due to the decrease in discharge in the East River, see Figure 4. From June through August, the daily measured water level has been stable at approximately 6 feet. The Water Department is closely monitoring the availability of its physical water supply. If the water level drops within one foot of the low-level alarm, a Special Board Meeting will be scheduled to determine if emergency drought restrictions will increase immediately to no

outdoor/irrigation use. The Mt. Crested Butte Water Treatment Plant has seen a reduction in the demand for finished water and appreciates the community's cooperation in conserving water.

Table 6. – Colorado NRCS SNOTEL Snow/Precipitation Update Report (September 8, 2026)

Basin Site Name	Elevation (feet)	Snow Depth (in)	Snow Water Equivalent			Water Year-to-Date Precipitation		
			Current (in)	Median (in)	% of Median Peak	Current (in)	Median (in)	% of Median
Butte	10,190	**-**	-	-	-	16.7	24.4	68
Schofield Pass	10,653	**-**	-	-	-	34.0	45.4	75
Gunnison Basin Index (%)			**-**			**76**		
Gunnison River Basin consists of 16 SNOTEL sites. Top 2 SNOTEL sites directly connected to MCBWSD source water listed above.								

Source:
https://wcc.sc.egov.usda.gov/reports/UpdateReport.html;jsessionid=uOktDT2M5NgpI2NYS-EXpss4Xbe03zarRC2B8u-K.nrcsprd0383?report=Colorado&format=SNOTEL+Snowpack+Update+Report
https://wcc.sc.egov.usda.gov/reports/UpdateReport.html?report=Colorado&format=SNOTEL+Precipitation+Update+Report

Table 7. – USGS Stream Flow Data (September 8, 2026)

Stream and Location	Discharge (cfs)	Mean (cfs)	Median (cfs)
SLATE RIVER ABOVE BAXTER GULCH @HWY 135 NEAR CRESTED BUTTE, CO	4.1	20.5	15.2
EAST RIVER BELOW CEMENT CREEK NEAR CRESTED BUTTE, CO	43.9	118.6	106.0
GUNNISON RIVER NEAR GUNNISON, CO	135.0	533.9	472.0

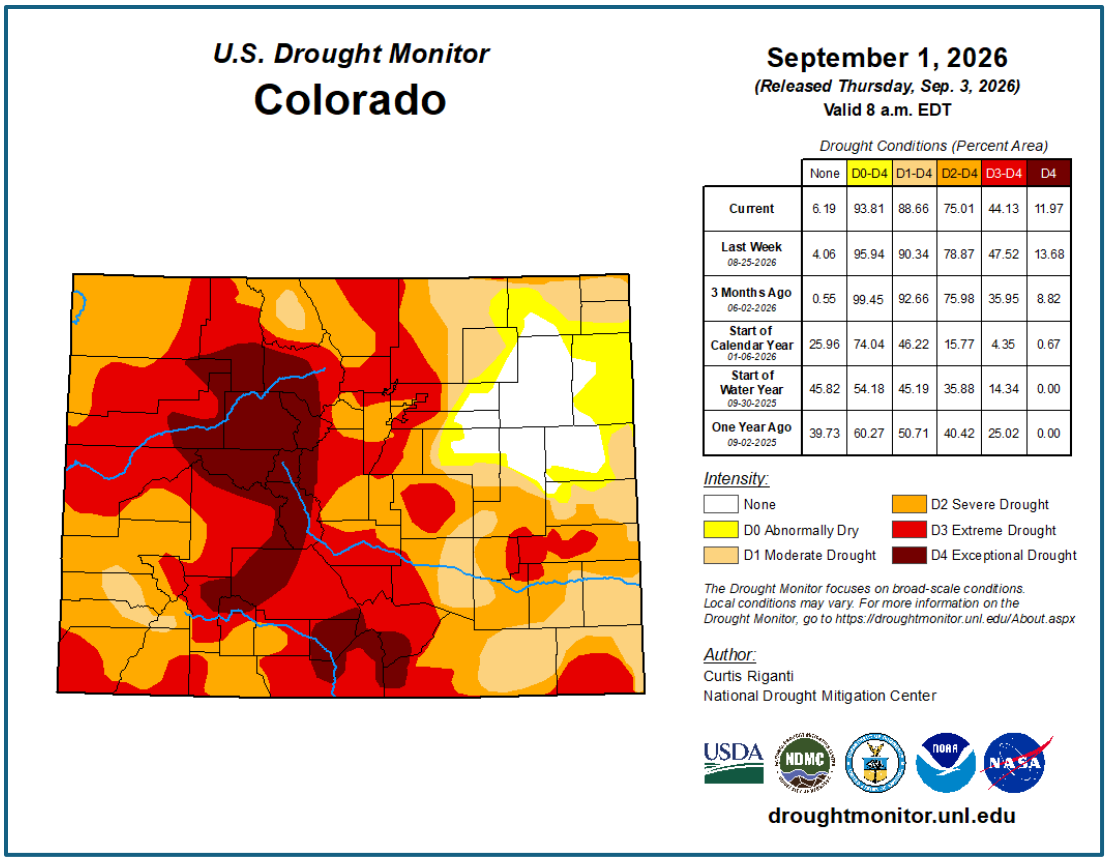


Figure 1. – Colorado Drought Monitor

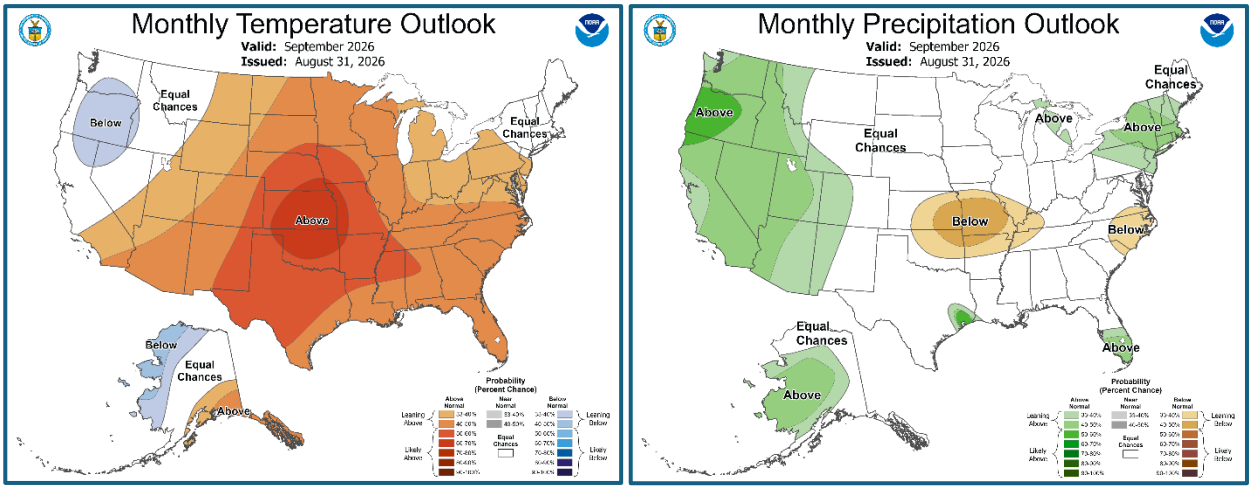


Figure 2. – NOAA Monthly Temperature Outlook

(Source: https://www.cpc.ncep.noaa.gov/products/predictions/30day/)

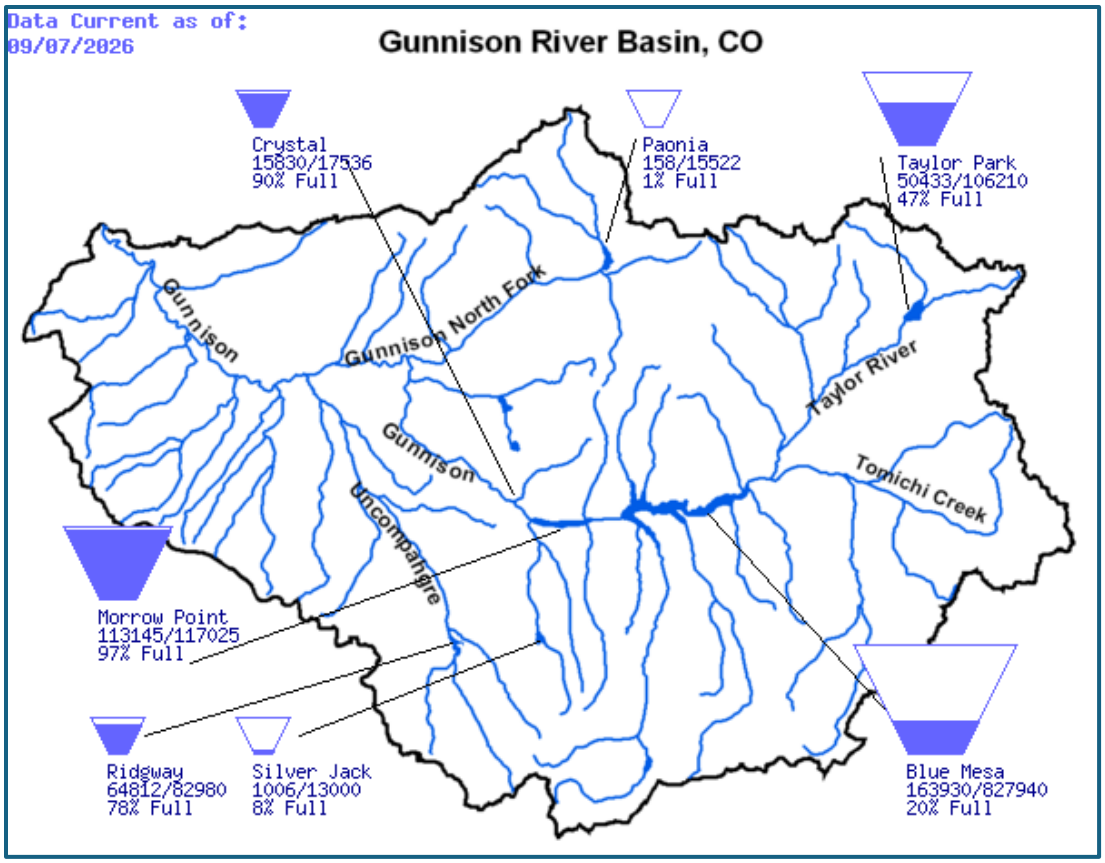


Figure 3. – Gunnison River Basin Tea-Cup Diagram

(Source: https://www.usbr.gov/uc/water/basin/)

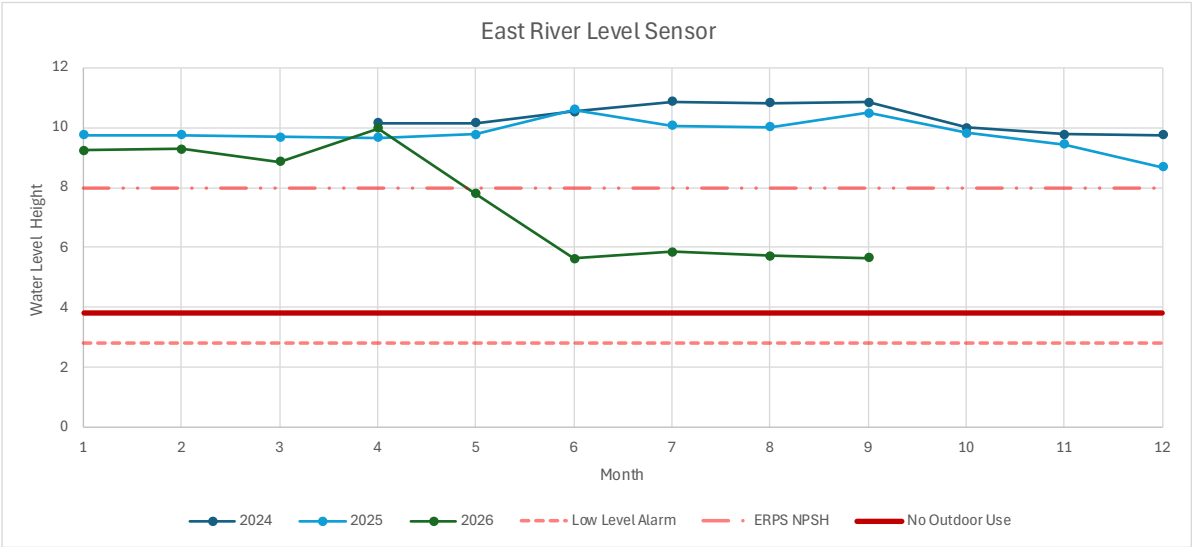


Figure 4. – East River Pump Station Level Sensor Water Level

MT CRESTED BUTTE WATER & SANITATION DISTRICT

2026 FINANCIAL RESULTS
August 2026

	Actual Month					2026 Budget				
Revenues	**Water Fund**	**Wastewater Fund**	**General Fund**	**Month Total**	**YTD Actual**	**Water Fund**	**Wastewater Fund**	**General Fund**	**Total 2026 Budget**	**YTD Percent of 2026 Budget**
Property Taxes	$ -	$ -	$ 65,025	$ 65,025	$ 1,189,422	$ -	$ -	$ 1,373,492	$ 1,373,492	86.60%
Tansfers In(Out)	-	-	-	-	-	-	-	-	-	0.00%
Tap Fees	31,882	144,994	-	176,877	740,045	180,000	270,000	-	450,000	**164.45%**
User Fees	218,831	150,405	-	369,236	2,776,284	2,442,951	1,794,391	-	4,237,342	65.52%
Availability of Service Fees	-	-	-	-	95,377	74,250	90,750	-	165,000	57.80%
Interest Income	5,453	-	16,786	22,240	144,616	50,000	-	160,000	210,000	68.86%
Miscellaneous/Other Income	5,519	125	-	5,644	336,979	-	-	-	-	100.00%
MLP Surcharge	4,679	-	-	4,679	47,768	70,000	-	-	70,000	68.24%
Transfer from GF Rate Stabilization Fund	-	-	-	-	-	-	-	-	-	0.00%
TOTAL REVENUES	**$ 266,364**	**$ 295,524**	**$ 81,812**	**$ 643,700**	**$ 5,330,490**	**$ 2,817,201**	**$ 2,155,141**	**$ 1,533,492**	**$ 6,505,834**	**81.93%**

	Actual Month					2026 Budget				
Operating Expenditures	**Water Fund**	**Wastewater Fund**	**General Fund**	**Month Total**	**YTD Actual**	**Water Fund**	**Wastewater Fund**	**General Fund**	**Total 2026 Budget**	**YTD Percent of 2026 Budget**
Chemicals	$ -	$ -	$ -	$ -	$ 58,261	$ 50,000	$ 15,000	$ -	$ 65,000	89.63%
Laboratory	1,538	1,768	-	3,306	54,810	20,000	60,000	-	80,000	68.51%
Operating Equipment/Supplies	247	8,413	-	8,660	40,013	70,000	50,000	-	120,000	33.34%
Safety Equipment	(2,180)	(1,820)	-	(4,000)	(3,740)	7,500	7,500	-	15,000	-24.93%
Uniforms	195	193	-	388	3,273	6,000	7,000	-	13,000	25.18%
Outside Services	287	353	-	640	10,975	15,000	7,500	-	22,500	48.78%
Repairs & Maintenance	14,295	-	-	14,295	171,138	264,200	250,000	-	514,200	33.28%
Utilities	12,486	9,906	-	22,391	196,813	160,000	160,000	-	320,000	61.50%
ATAD Sludge TCB	-	33,278	-	33,278	62,751	-	120,000	-	120,000	52.29%
Legal	731	552	(2,472)	(1,189)	67,500	30,000	45,000	55,000	130,000	51.92%
Consultants	2,347	2,347	-	4,694	52,895	70,000	100,000	110,000	280,000	18.89%
Water Grant	-	-	-	-	2,000	2,000	-	-	2,000	100.00%
Fuel/Vehicle Expense	1,941	1,861	84	3,886	46,490	17,500	25,000	2,000	44,500	104.47%
Office Admin	4,415	1,779	21,645	27,840	125,799	32,500	40,000	110,000	182,500	68.93%
Insurance - Property & Liability	4,898	4,898	2,449	12,245	103,463	57,750	57,750	28,875	144,375	71.66%
Information Technology	589	1,028	3,343	4,960	51,833	20,000	20,000	20,000	60,000	86.39%
Salaries, Taxes & Benefits	74,047	64,468	87,571	226,085	1,649,808	826,810	874,207	898,777	2,599,795	63.46%
County Treasurer Fees	-	-	1,767	1,767	34,290	-	-	39,105	39,105	87.69%
GF Transfers Out to Enterprise Funds	-	-	-	-	-	-	-	-	-	0.00%
TOTAL OPERATING EXPENDITURES	**$ 115,836**	**$ 129,023**	**$ 114,386**	**$ 359,245**	**$ 2,728,372**	**$ 1,649,260**	**$ 1,838,957**	**$ 1,263,757**	**$ 4,751,975**	**57.42%**
NET OPERATING RESULTS	**$ 150,528**	**$ 166,501**	**$ (32,574)**	**$ 284,455**	**$ 2,602,118**	**$ 1,167,941**	**$ 316,184**	**$ 269,735**	**$ 1,753,859**	**66.67% Year Elapsed**
Capital Expenditures										
Capital Improvements-General	39,703	69,798	-	109,501	410,994	931,000	1,201,847	35,000	2,167,847	
Capital Improvements-MLP Dam	-	-	-	-	-	-	-	-	-	
Capacity Expansion Fees Received	-	(116,000)	-	(116,000)	(508,188)	-	(450,000)	-	(450,000)	
NET CAPITAL EXPENDITURES	$ 39,703	$ (46,202)	$ -	$ (6,499)	$ (97,194)	$ 931,000	$ 751,847	$ 35,000	$ 1,717,847	
Debt Service Expenditures										
Bond Principal, Interest & Fees	-	-	-	-	1,327,015	1,327,015	298,310	-	1,625,325	
TOTAL ALL EXPENDITURES	**$ 155,540**	**$ 82,821**	**$ 114,386**	**$ 352,747**	**$ 3,958,193**	**$ 3,907,275**	**$ 2,889,114**	**$ 1,298,757**	**$ 8,095,147**	
NET EXCESS(DEFICIT) OF REV/EXP	**$ 110,825**	**$ 212,703**	**$ (32,574)**	**$ 290,954**	**$ 1,372,297**	**$ (1,090,074)**	**$ (733,973)**	**$ 234,735**	**$ (1,589,313)**	

MT. CRESTED BUTTE WATER & SANITATION DISTRICT

Statement of Cash Flow

August 2026

	August 2026	2026 YTD
Cash Balance Unrestricted Funds as of July 31, 2026 and December 31, 2025	5,328,452.45	5,282,405.28
General Fund Revenues		
Property Taxes	65,025.38	1,189,421.99
Interest Income	16,786.41	105,696.88
Other Income	-	-
Total General Fund Revenues	81,811.79	1,295,118.87
Water Fund Revenues		
User Service Fees	218,830.88	1,574,234.90
Availability Of Services Fees	-	43,535.53
Tap Fees	31,882.39	239,240.99
MLP Surcharge Fees	4,678.83	47,767.59
Interest Income	5,453.16	38,918.96
Other Income	5,519.19	335,585.17
Total Water Fund Revenues	266,364.45	2,279,283.14
Wastewater Fund Revenues		
User Services Fees	150,404.80	1,202,048.60
Availability of Services Fees	-	51,841.51
Tap Fees	144,994.37	500,803.93
Other Income	116,125.00	509,582.29
Total Wastewater Revenues	411,524.17	2,264,276.33
Total District Revenues	759,700.41	5,838,678.34
General Fund Expenditures		
Legal	(2,472.27)	57,689.79
Consultants	-	32,491.80
Office Administration	21,645.07	83,311.53
Salaries, Taxes, & Benefits	87,570.55	666,239.56
Insurance	2,449.08	19,592.64
Information Technology	3,342.78	34,114.65
Vehicle & Equipment Costs	84.31	773.73
County Treaurer's Fees	1,766.76	34,289.93
Total General Fund Expenditures	114,386.28	928,503.63
Water Fund Expenditures		
Operation Expenditures	12,572.62	178,394.73
Insurance	4,898.17	44,685.36
Legal	731.28	9,223.52
Consultants	2,347.00	9,407.41
Adminstrative Expenditures	4,415.00	20,878.18
Salaries, Taxes, & Benefits	74,047.02	494,087.43
Information Technology	588.52	8,573.74

MT. CRESTED BUTTE WATER & SANITATION DISTRICT

Statement of Cash Flow

August 2026

	August 2026	2026 YTD
Vehicle and Equipment Costs	1,941.44	17,626.24
Repairs & Maintenance	14,295.06	105,390.37
Total Water Fund Expenditures	115,836.11	888,266.98
Wastewater Fund Expenditures		
Operation Expenditures	52,089.81	244,761.65
Insurance	4,898.17	39,185.36
Legal	552.00	586.50
Consultants	2,347.00	10,995.91
Adminstrative Expenditures	1,779.48	23,609.47
Salaries, Taxes, & Benefits	64,467.45	489,480.98
Information Technology	1,028.25	9,144.91
Vehicle and Equipment Costs	1,860.65	28,089.77
Repairs & Maintenance	-	65,747.33
Total Wastewater Expenditures	129,022.81	911,601.88
Total Operating Expenditures	359,245.20	2,728,372.49
General Fund Project Expenditures	-	-
Water Fund Project Expenditures	39,703.45	85,947.69
Wastewater Fund Project Expenditures	69,797.69	325,046.12
CPWPDA and Town of CB Loan Payments	-	1,327,014.92
Total Project Outlays	109,501.14	1,738,008.73
Changes in Accruals for July and YTD	(61,583.44)	(1,096,879.32)
Ending Balance of Non-Restricted Funds as of August 31, 2026	5,557,823.08	5,557,823.08

2026 Water Fund Capital Projects Summary

Project Name

102403 Long Lake Pipeline and Pump Station

	102403	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	25,000	1,924	19,093	20,000	-	4,171	-	-	4,171	15,829	6,095
02	*Engineering and Geotech*	275,000	214,597	41,398	315,000	212	34,002	-	33,059	67,273	247,727	281,870
03	*Construction*	55,000	24,303	31,857	-	-	-	-	-	-	-	24,303
04	*Contingencies*	-		-	-	-	-	-	-	-	-	-
05	*Legal*	50,000	6,403	-	15,000	1,600	1,083	266	558	3,507	11,494	9,910
06	*Purchase*	-		-	-	-	-	-	-	-	-	-
08	*Permits*	50,000	1,000	24,000	-	-	-	-	-	-	-	1,000
	Total Project:	455,000	248,227	116,348	350,000	1,812	39,255	266	33,617	74,950	275,050	323,177

Project Name

102501 Timberland Tank - 1 Million Gallon Tank

	102501	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	-	-	-	-	-	-	-	-	-	-	-
02	*Engineering and Geotech*	60,000	-	50,000	76,000	-	1,925	1,925	3,555	7,405	68,596	7,405
03	*Construction*	10,000	1,918	8,084	450,000	-	-	-	-	-	450,000	1,918
04	*Contingencies*	-		-	31,000	-	-	-	-	-	31,000	-
05	*Legal*	5,000		-	-	-	-	-	-	-	-	-
06	*Purchase*	10,000	4,950	5,050	-	-	-	-	-	-	-	4,950
08	*Permits*	1,000	-	1,000	-	-	-	-	302	302	(302)	302
											-	
	Total Project:	86,000	6,868	64,134	557,000	-	1,925	1,925	3,857	7,707	549,294	14,575

Project Name

102602 Source Water Infrastructure - Ditch Improvements

	102602	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	-	-	-	-	-	-	-	-	-	-	-
02	*Engineering, Geotech, & Survey*	-	-	-	10,000	-	-	-	-	-	10,000	-
03	*Construction*	-	-	-	12,000	-	-	-	-	-	12,000	-
04	*Contingencies*	-			-	-	-	-	-	-	-	-
05	*Legal*	-	-		2,000	-	-	-	-	-	2,000	-
06	*Purchase*	-	-		-	-	-	-	-	-	-	-
08	*Permits*											
	Total Project:	-	-	-	24,000	-	-	-	-	-	24,000	-

	Total YTD:	$ 541,000	$ 255,095	$ 180,482	$ 931,000	$ 1,812	$ 41,180	$ 2,191	$ 37,474	$ 82,657	$ 848,343	$ 337,752

2026 Wastewater Fund Capital Projects Summary

Activity# — *Project Name*

202404 Collections Interceptor Line

202404		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	55,000	29,559	-	-	2,581	20,433	-	-	23,014	(23,014)	52,573
02	*Engineering, Geotech, & Survey*	1,200,000	678,206	544,726	536,347	60,732	80,479	-	43,764	184,974	351,373	863,180
03	*Construction*	295,000	69,629	(26,172)	-	-	-	-	-	-	-	69,629
04	*Contingencies*				-	-	-	-	-	-	-	-
05	*Legal*	20,000	17,798	2,202	80,000	345	-	-	-	345	79,655	18,143
06	*Purchase*				-	-	-	-	-	-	-	-
08	*Permits*					-	501	-	-	501	(501)	501
10	*Capacity Expansion Fees Received*	(1,000,000)	(336,658)	(663,342)		(212,960)	(179,228)	-	(116,000)	(508,188)	508,188	(844,846)
	Total Project:	570,000	458,534	(142,586)	616,347	(149,302)	(77,816)	-	(72,236)	(299,354)	915,701	159,180

Activity# — *Project Name*

202601 EQ Basin Design and WWTF HVAC

202601		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
02	*Engineering and Geotech*				125,000	-	-	-	14,804	14,804	110,196	14,804
06	*Purchase*		-		5,000	-	-	-	-	-	5,000	-
	Total Project:	-	-	-	130,000	-	-	-	14,804	14,804	115,196	14,804

Activity# — *Project Name*

202602 Manhole Lining

202602		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
03	*Construction*	-	-		85,000	-	-	84,825	-	84,825	175	84,825
06	*Purchase*	-			-	-	-	-	-	-	-	-
	Total Project:	-	-	-	85,000	-	-	84,825	-	84,825	175	84,825

Activity# — *Project Name*

202603 CCTV Interface Software

202603		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
06	*Purchase*	-	-		33,000	-	1,090	-	-	1,090.00	31,910	1,090
	Total Project:	-	-	-	33,000	-	1,090	-	-	1,090.00	31,910	1,090

Activity# — *Project Name*

202604 Force Main Pigging MLP Force Main, Lift Station, Pristine Point

202604		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*				-	-	-	-	-	-	-	-
02	*Engineering*		-		-	-	-	-	-	-	-	-
03	*Construction*	-	-		100,000	-	-	-	-	-	100,000	-
	Total Project:	-	-	-	100,000	-	-	-	-	-	100,000	-

	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
Total Page 1 of WW Cap EX YTD:	$ 570,000	$ 458,534	$ (142,586)	$ 964,347	$ (149,302)	$ (76,726)	$ 84,825	$ (57,432)	$ (198,635)	$ 1,162,982	$ 259,899

2026 Wastewater Fund Capital Projects Summary

Activity# | *Project Name*

202605 | **Grinder Pump - Basin**

	202605	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
06	*Purchase*	-	-	-	10,000	-	-	-	11,230	11,230	(1,230)	11,230
08	*Permits*	-	-	-	-	-	-	-	-	-	-	-
	Total Project:	-	-	-	10,000	-	-	-	11,230	11,230	(1,230)	11,230

Activity# | *Project Name*

202606 | **Replacement Pump - A-Frame Sump Pump**

	202606	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
03	*Construction*	-	-	-	-	-	-	-	-	-	-	-
06	*Purchase*	-	-	-	7,500	-	3,238	-	-	3,238	4,262	3,238
08	*Permits*	-	-	-	-	-	-	-	-	-	-	-
	Total Project:	-	-	-	7,500	-	3,238	-	-	3,238	4,262	3,238

Activity# | *Project Name*

202607 | **Replace Valves - Headworks Building**

	202607	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
03	*Construction*	-	-	-		-	-	-	-	-	-	-
06	*Purchase*	-	-	-	20,000	-	-	-	-	-	20,000	-
	Total Project:	-	-	-	20,000	-	-	-	-	-	20,000	-

Activity# | *Project Name*

202608 | **Solids Plant - Town of CB Repairs**

	202608	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	-	-			-	-	-	-	-	-	-
02	*Engineering and Geotech*	-	-			-	-	-	-	-	-	-
03	*Construction*	-	-		200,000	-	-	-	-	-	200,000	-
04	*Contingencies*	-	-			-	-	-	-	-	-	-
05	*Legal*	-	-			-	-	-	-	-	-	-
06	*Purchase*	-	-	-	-	-	-	-	-	-	-	-
08	*Permits*	-	-			-	-	-	-	-	-	-
	Total Project:	-	-	-	200,000	-	-	-	-	-	200,000	-

Total WW Cap Ex Page 2 YTD	$ -	$ -	$ -	$ 237,500	$ -	$ 3,238	$ -	$ 11,230	$ 14,468	$ 223,032	$ 14,468
Total YTD:	$ 570,000	$ 458,534	$ (142,586)	$ 1,201,847	$ (149,302)	$ (73,488)	$ 84,825	$ (46,202)	$ (184,167)	$ 1,386,014	$ 274,367

2026 General Fund Capital Projects Summary

Activity# *Project Name*

902601 Tablets, Computers, & Cell Phones

902601		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
06	*Purchase*	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ -
	Total Project:	-	-	-	10,000	-	-	-	-	-	10,000	-

Activity# *Project Name*

902602 IT Upgrades

902602		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	Q2 2026 Costs Incurred	July 2026 Costs Incurred	August 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
06	*Purchase*	$ -	$ -	$ -	$ 25,000	$ -	$ -	$ -	$ -	-	$ 25,000	$ -
	Total Project:	-	-	-	25,000	-	-	-	-	-	25,000	-
	Total YTD:	$ -	$ -	$ -	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ 35,000	$ -

2026 Water Fund Consulting Summary

Activity#	2026 Budget Plan	Vendor-Project	Q1	Q2	July	August	YTD	Remaining Budget
102630	$ 25,000	General	$ -	$ 1,252	$ -	$ -	$ 1,252	$ 23,749
102631	25,000	LRE Water - MLP Outlet Works Measurement	-	-	-	-	-	25,000
102632	20,000	HDR Consulting	-	5,809	-	2,347	8,156	11,844
102633	-		-	-	-	-	-	-
102634	-							-
102635								
	$ 70,000		$ -	$ 7,060	$ -	$ 2,347	$ 9,407	**$ 60,593**

2026 Wastewater Fund Consulting Summary

Activity#	2026 Budget Plan	Vendor-Project	Q1	Q2	July	August	YTD	Remaining Budget
202630	$ 40,000	General	$ -	$ -	$ -	$ -	$ -	$ 40,000
202631	40,000	Discharge Permit	2,840	-	-	-	2,840	37,160
202632	20,000	HDR Consulting	-	5,809	-	2,347	8,156	11,844
202633	-		-	-	-	-	-	-
202634								
	$ 100,000		$ 2,840	$ 5,809	$ -	$ 2,347	$ 10,996	**$ 89,004**

2026 General Fund Consulting Summary

Activity#	2026 Budget Plan	Vendor-Project	Q1	Q2	July	August	YTD	Remaining Budget
902630	$ 25,000	General	$ -	$ 20,638	$ -	$ -	$ 20,638	$ 4,362
902631	$ 20,000	Raftelis Rates and Fees	-	-	-	-	-	20,000
902632	$ 40,000	Employers Council - HR Review	4,329	7,465	-	-	11,794	28,206
902633	$ 25,000	IT Audit and Update	-	-	-	-	-	25,000
902634			-	-	-	-	-	-
902635								
	$ 110,000		$ 4,329	$ 28,103	$ -	$ -	$ 32,432	**$ 77,568**
	$ 280,000.00	**Total Consulting**	**$ 7,169**	**$ 40,972**	**$ -**	**$ 4,694**	**$ 52,835**	**$ 227,165**

2026 Water Fund Scheduled Repair & Maintenance Expenditures

Activity#	2026 Budget Plan	Project	Q1	Q2	July	August	YTD	Remaining Budget
102640	$ 30,000	General	$ -	$ -	$ -	$ -	$ -	$ 30,000
102641	10,000	Cummins Bi-Annual Generator Service	4,431	-	-	8,651	13,082	(3,082)
102642	5,000	CLO2 Chemical Pump Replacement	-	-	-	-	-	5,000
102643	18,000	Asphalt	9,777	9,777	-	-	19,553	(1,553)
102644	5,000	Leak Detection - Utility Technical Services	-	4,200	-	-	4,200	800
102645	5,200	SCADA Preventative Maintenance	-	6,070	-	-	6,070	(870)
102646	11,000	PALL Spare Parts	4,632	7,717	-	-	12,350	(1,350)
102647								
	$ 84,200		$ 18,840	$ 13,977	$ -	$ 8,651	$ 55,255	**$ 28,945**
	$ 180,000	General Repairs	$ 10,603	$ 11,904	$ 21,984	$ 5,644	$ 50,135	$ 129,865
	$ 264,200	Total Repairs and Maintenance	$ 29,444	$ 25,880	$ 21,984	$ 14,295	$ 105,390	**$ 158,810**

2026 Wastewater Fund Scheduled Repair & Maintenance Expenditures

Activity#	2026 Budget Plan	Project	Q1	Q2	July	August	YTD	Remaining Budget
202640	$ 30,000	General	$ -	$ -	$ -	$ -	$ -	30,000
202641	10,000	Cummins Bi-Annual Generator Service	-	2,950	-	-	2,950	7,050
202642	85,000	~~CIPP Maint & Repair~~ Blower 10 & Scum Pump	-	-	-	-	-	85,000
202643	-		-	-	-	-	-	-
202644								
	$ 125,000		$ -	$ 2,950	$ -	$ -	$ 2,950	**$ 122,050**
	$ 125,000	General Repairs	$ 32,020	$ 16,120	$ 14,657	$ -	$ 62,797	$ 62,203
	$ 250,000	Total Repairs and Maintenance	$ 32,020	$ 19,070	$ 14,657	$ -	$ 65,747	**$ 184,253**
	$ 514,200	**Total All Repairs & Maintenance**	**$ 61,463**	**$ 44,951**	**$ 36,641**	**$ 14,295**	**$ 171,138**	**$ 343,062**

2026 Water Fund Legal Expenditures

Activity#	2026 Budget Plan	Project	Q1	Q2	July	August	YTD	Remaining Budget
102650	$ 20,000	General	$ -	$ -	$ 242	$ 731	$ 973	$ 19,027
102651	10,000	Water Rights	5,803	2,383	64	-	8,251	1,749
102652								-
102653								-
								-
	$ 30,000		$ 5,803	$ 2,383	$ 306	$ 731	$ 9,224	**$ 20,776**

2026 Wastewater Fund Legal Expenditures

Activity#	2026 Budget Plan	Project	Q1	Q2	July	August	YTD	Remaining Budget
202650	$ 20,000	General	$ -	$ -	$ 35	$ 552	$ 587	$ 19,414
202651	25,000	Discharge Permit Fees	-	-	-	-	-	25,000
202652								-
								-
	$ 45,000		$ -	$ -	$ 35	$ 552	$ 587	**$ 44,414**

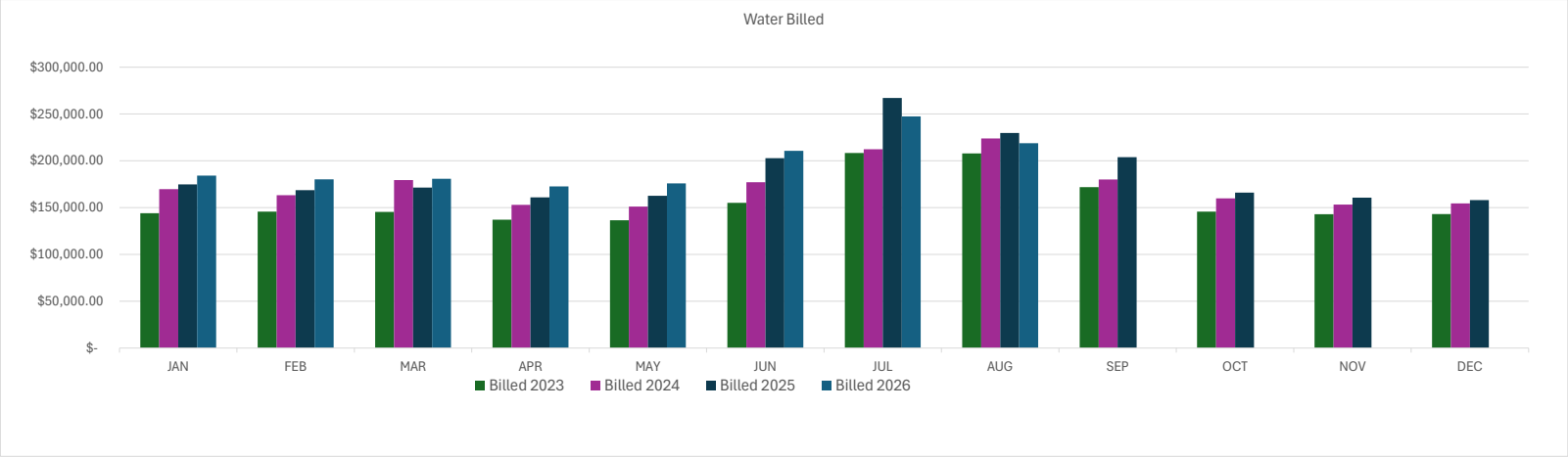
2026 General Fund Legal Expenditures

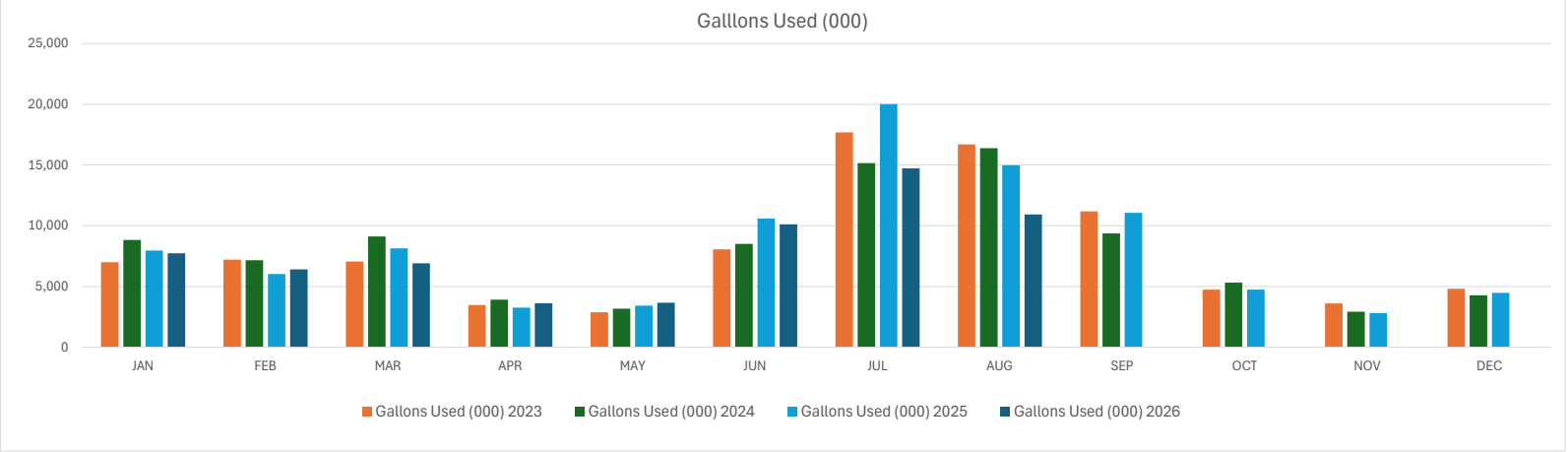
Activity#	2026 Budget Plan	Project	Q1	Q2	July	August	YTD	Remaining Budget
902650	$ 50,000	General	$ 14,388	$ 22,403	$ 17,645	$ (2,472)	$ 51,963	$ (1,963)
902651	5,000	Town of CB Solids Processing	3,761	1,966	-	-	5,727	(727)
902652								-
								-
	$ 55,000		$ 18,148	$ 24,369	$ 17,645	$ (2,472)	$ 57,690	**$ (2,690)**
	$ 130,000.00	**Total Legal**	**$ 23,952**	**$ 26,752**	**$ 17,985**	**$ (1,189)**	**$ 67,500**	**$ 62,500**

MT CRESTED BUTTE WATER & SANITATION DISTRICT

Water Billing: $ and Gallons(000)

	$ Billed 2023	$ Billed 2024	$ Billed 2025	$ Billed 2026		Gallons Used (000) 2023	Gallons Used (000) 2024	Gallons Used (000) 2025	Gallons Used (000) 2026	$ +/- 2024-2023	$ +/- 2025-2024	$ +/- 2026-2025
JAN	$ 144,088.07	$ 169,743.52	$ 174,734.23	$ 184,151.02	**JAN**	6,993	8,829	7,965	7,733	$ 25,655.45	$ 4,990.71	$ 9,416.79
FEB	145,777.33	163,269.21	168,663.84	180,218.94	**FEB**	7,204	7,166	6,024	6,409	17,491.88	5,394.63	11,555.10
MAR	145,385.27	179,436.37	171,452.17	180,855.77	**MAR**	7,052	9,114	8,139	6,907	34,051.10	(7,984.20)	9,403.60
APR	137,174.97	152,925.20	161,006.29	172,646.09	**APR**	3,475	3,920	3,254	3,616	15,750.23	8,081.09	11,639.80
MAY	136,517.64	151,103.04	162,660.97	175,805.18	**MAY**	2,876	3,169	3,425	3,668	14,585.40	11,557.93	13,144.21
JUN	155,036.55	177,091.09	202,755.38	210,632.18	**JUN**	8,053	8,508	10,594	10,120	22,054.54	25,664.29	7,876.80
JUL	208,339.96	212,359.70	267,119.01	247,443.97	**JUL**	17,686	15,154	20,016	14,730	4,019.74	54,759.31	(19,675.04)
AUG	207,934.20	223,898.47	229,803.16	218,742.97	**AUG**	16,691	16,390	14,973	10,934	15,964.27	5,904.69	(11,060.19)
SEP	171,859.95	179,984.52	203,850.70	-	**SEP**	11,177	9,363	11,060	0	8,124.57	23,866.18	-
OCT	145,751.79	159,841.55	166,039.18	-	**OCT**	4,736	5,320	4,741	0	14,089.76	6,197.63	-
NOV	142,934.17	153,314.51	160,600.64	-	**NOV**	3,608	2,930	2,819	0	10,380.34	7,286.13	-
DEC	143,070.65	154,514.47	158,093.67	-	**DEC**	4,813	4,271	4,481	0	11,443.82	3,579.20	-
TOTALS	$ 1,883,870.55	$ 2,077,481.65	$ 2,226,779.24	$ 1,570,496.12		94,364	94,134	97,491	64,117	$ 193,611.10	$ 149,297.59	$ 32,301.07





August 2026 Cash Expenditure Report

Date	Check Number	Payee or Description	Check Amount	
8/3/2026	7312601	CRA 401a	8,552.73	PAYROLL EXPENSE
8/3/2026	7312602	CRA 457b	4,855.15	PAYROLL EXPENSE
8/3/2026	7312603	FEDERAL WITHHOLDING TAXES	18,003.70	PAYROLL EXPENSE
8/3/2026	7312604	CO EMPLOYER BENEFIT TRUST CEBT	51,465.04	EMPLOYEE INSURANCE
8/3/2026	7312605	COLORADO STATE TAXES	4,931.00	PAYROLL EXPENSE
8/4/2026	2	ACH MAINT FEES CBOC MISC W & WW - NOW	111.70	
8/4/2026	92201	DIRECT DEPOSIT TOTAL	44,351.23	PAYROLL EXPENSE
8/13/2026	19837	AECOM TECHNICAL SERVICES, INC	33,059.00	CAP IMP - W 10240302
8/13/2026	19838	AMAZON CAPITAL SERVICES	707.86	
8/13/2026	19839	BASS PRO SHOPS	287.51	
8/13/2026	19840	BFS GROUP LLC	37.78	
8/13/2026	19841	CIVICPLUS LLC	385.35	
8/13/2026	19842	CRESTED BUTTE ACE HARDWARE	336.41	
8/13/2026	19843	CRESTED BUTTE NEWS INC	729.00	
8/13/2026	19844	ELK COUNTRY AUTO PARTS	1,770.42	VEHICLE EXPENSE, REPAIR & MAINT
8/13/2026	19845	ENERGY LABORATORIES, INC.	870.00	
8/13/2026	19846	FERGUSON WATERWORKS #1116	6,646.70	OP SUPPLIES
8/13/2026	19847	GUNNISON COUNTY ELECTRIC ASSOC	22,224.35	UTILITIES
8/13/2026	19848	HACH COMPANY	606.09	
8/13/2026	19849	MCMAHAN AND ASSOCIATES, LLC	14,500.00	AUDITING
8/13/2026	19850	PITNEY BOWES GLOBAL FINANCIAL SERV.	189.24	
8/13/2026	19851	PITNEY BOWES PURCHASE POWER	756.00	
8/13/2026	19852	PROFESSIONAL DOCUMENT SOLUTION, INC.	127.59	
8/13/2026	19853	ROCKY HIGH SERVICES LTD	560.00	
8/13/2026	19854	STANFORD COMPUTER & TECHNICAL SERVICES	580.00	
8/13/2026	19855	USDA FOREST SERVICE	1,622.42	PERMIT
8/13/2026	19856	UTILITY NOTIFICATION CENTER OF COLORADO	44.97	
8/13/2026	19857	WASTE MANAGEMENT CORPORATE SER, INC	595.29	
8/13/2026	19858	IME SOLUTIONS	11,230.04	CAP IMP - WW 20260506
8/13/2026	7302607	FERRELL, JONATHAN D.	60.00	
8/13/2026	7302608	GRINDLAY, NANCY R.	160.00	
8/13/2026	7302609	O'BRIEN, JENNIFER	160.00	
8/13/2026	7302610	ROLLECZEK, TOMASZ	160.00	
8/13/2026	7302611	WOOLF, NANCY C.	160.00	
8/13/2026	7302612	WHITE BEAR ANKELE TANAKA & WALDRON, P.C.	430.50	
8/13/2026	7302613	ATMOS ENERGY	173.42	
8/13/2026	7302614	CDPHE WQCD	616.00	
8/13/2026	7302615	CDPHE WQCD	99.00	
8/13/2026	7302616	CENTURYLINK	537.97	
8/13/2026	7302617	ELAN FINANCIAL SERVICES	5,333.53	IT SERVICES, OFFICE EXPENSE, CAP IMP - W $2,229.95, EDUCATION, OP SUPPLIES, PHONES, PERMITS
8/13/2026	7302618	SPECTRUM - CHARTER COMMUNICATIONS	223.99	
8/13/2026	7302619	UPS	18.95	
8/13/2026	7302620	WRIGHT EXPRESS FLEET SVC	3,297.96	FUEL

August 2026 Cash Expenditure Report

Date	Check Number	Payee or Description	Check Amount	
8/17/2026	8172630	GUNNISON COUNTY	201.00	CAP IMP - W 10250108
8/18/2026	92202	DIRECT DEPOSIT TOTAL	43,576.34	PAYROLL EXPENSE
8/18/2026	8182601	CRA 401a	8,968.83	PAYROLL EXPENSE
8/18/2026	8182602	CRA 457b	4,915.92	PAYROLL EXPENSE
8/18/2026	8182603	FEDERAL WITHHOLDING TAXES	18,105.84	PAYROLL EXPENSE
8/24/2026	1	REIMB XBP BANK FEES - TXF NOW TO XBP CC ACCT	2,470.48	BANK TRANSFER
8/24/2026	8242601	FEDERAL WITHHOLDING TAXES	2,492.15	PAYROLL EXPENSE
8/25/2026	19859	PENDLETON, KYLE	154.00	WASTEWATER C TEST REIMBURSEMENT
8/25/2026	92203	DIRECT DEPOSIT TOTAL	10,917.05	WELLNESS BONUS
8/25/2026	8252601	UPS	119.73	
8/26/2026	19860	AIR COMPRESSOR SERVICE	4,413.12	REPAIR & MAINT
8/26/2026	19861	AMAZON CAPITAL SERVICES	737.36	
8/26/2026	19862	CITY OF GUNNISON	120.00	
8/26/2026	19863	COLORADO ANALYTICAL LAB, INC.	636.00	
8/26/2026	19864	CUMMINS SALES AND SERVICE	8,651.00	SCHEDULED REPAIR 102641
8/26/2026	19865	DUFFORD WALDECK	760.00	CAP IMP - W 10240305 $240.00, LEGALS 102650 $520
8/26/2026	19866	FASTENAL COMPANY	524.94	
8/26/2026	19867	FERGUSON WATERWORKS #1116	312.36	
8/26/2026	19868	GIUDICI, GREGORY	71.96	TRAVEL REIMBURSEMENT
8/26/2026	19869	GRAINGER	570.05	
8/26/2026	19870	HACH COMPANY	436.80	
8/26/2026	19871	HDR, INC.	71,353.65	CAP IMP - WW 20240402 $43,763.65, 20260102 $14,804.00, CAP IMP - W 10250102 $3,554.50, CONSULTANTS 102632 $2,347.00, 202632 $2,347.00, DEVELOPER DEPOSITS $4,537.50
8/26/2026	19872	IDEXX DISTRIBUTION, INC.	265.29	
8/26/2026	19873	PALINTEST LIMITED	345.00	
8/26/2026	19874	SPHEROS ENVIRONMENTAL FKA LRE WATER	318.00	CAP IMP - W 10240305
8/26/2026	19875	STANFORD COMPUTER & TECHNICAL SERVICES	145.00	
8/26/2026	19876	TIMBER LINE ELECTRIC & CONTROL	771.25	
8/26/2026	19877	TOWN OF CRESTED BUTTE	33,278.00	OUTSIDE SERVICES - Q2 2026 SOLIDS PROCESSING
8/26/2026	19878	TUCK COMMUNICATION SERVICES, INC.	238.00	
8/26/2026	8262601	ATMOS ENERGY	33.44	
8/26/2026	8262602	SPECTRUM - CHARTER COMMUNICATIONS	279.52	
8/26/2026	8262603	UPS	61.74	
8/26/2026	8262604	VERIZON WIRELESS	409.33	
8/26/2026	8262605	XTREAMINTERNET	328.00	
8/28/2026	8282601	GUNNISON COUNTY	101.00	CAP IMP - W 10250108
			$ 458,650.04	